



## Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, July 28, 2026, at 6:00 PM

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# AGENDA

## CALL TO ORDER AND ROLL CALL

### Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

### Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

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.*

## PROCLAMATIONS & PRESENTATIONS

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

1. **Presentation recognizing Commissioner Evelyn Strong for her contributions to the Planning & Zoning Commission.**
2. **Introduction and administration of Oath of Office and Statement of Officer for new commissioner Theodore Crawford.**

## BUSINESS AGENDA

3. **Discussion regarding legal and ethical requirements as they relate to walking quorums and the use of email or other electronic communications by commission members.**
  - a. Definition and examples of walking quorum
  - b. Risks associated with communications
  - c. Appropriate use of email and consideration of the Public Information Act
4. **Consider approval of the May 26, 2026 Planning & Zoning Commission regular meeting minutes.**
5. **Public hearing and consideration of recommending 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 (LR-HO). Applicant: Russell Collins on behalf of Mr. & Mrs. Killebrew, owners of Glow Medspa.**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Ordinance

## 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.*

6. **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**

August 25, 2026 at 6:00 p.m.

September 22, 2026 at 6:00 p.m.

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

### **City Council & Board of Adjustment Meetings**

August 4, 2026 at 6:00 p.m.

August 11, 2026 (Special Meeting) at 5:30 p.m.

August 18, 2026 at 6:00 p.m.

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

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

October 6, 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](http://www.cityofdrippingsprings.com), on July 22, 2026 at 3:00 p.m.*

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*Diana Boone, City Secretary*

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



## Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, May 26, 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 6:00 p.m.

##### **Commission Members Present**

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

##### **Commission Members Absent**

Doug Crosson

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

Planning Director Tory Carpenter  
City Attorney Aniz Alani  
City Secretary Diana Boone  
IT Director Jason Weinstock

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Shumway.

#### **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 April 28, 2026 Planning & Zoning regular meeting minutes.

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to approve the April 28, 2026 meeting minutes. The motion carried unanimously 6 to 0.

## BUSINESS AGENDA

### 2. Public hearing, discussion, and decision for VAR2026-002: variance request to construct an accessory structure within the rear building setback at 613 Hazy Hills Loop in the Headwaters subdivision development. Applicant: Carlos Castillo on behalf of Corey King, property owner.

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

The applicant withdrew the variance request. No action was taken.

## PLANNING REPORTS

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

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

The update was presented by Planning Director Tory Carpenter. No action was taken.

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 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 Strong and seconded by Vice Chair Williamson, to adjourn the meeting. The motion carried unanimously 6 to 0.

The meeting was adjourned at 6:22 p.m.



# Planning & Zoning Commission Planning Department Staff Report

Item 5.

## Planning & Zoning Commission Meeting:

July 28, 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

### Request:

Zoning Amendment 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 (LR-HO)

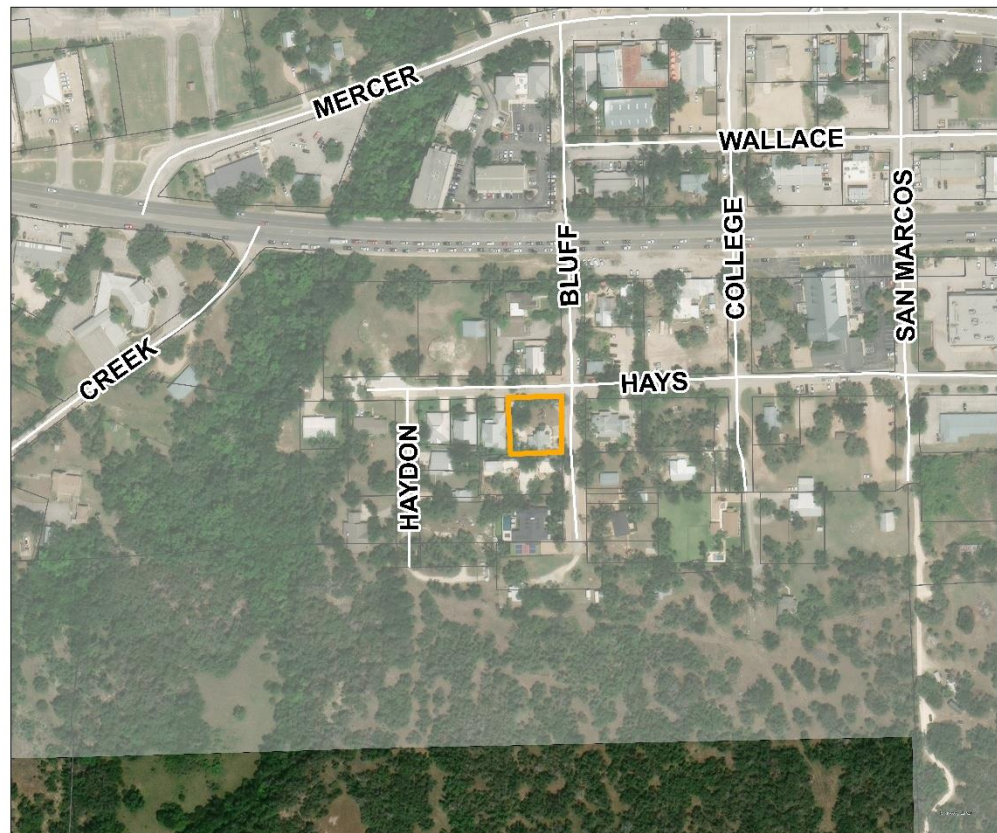
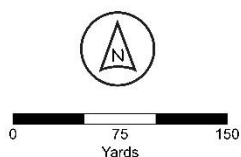
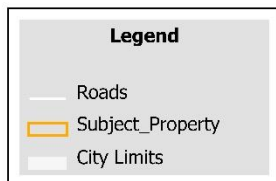
### Recommendation:

Staff recommends approval of the zoning amendment.



## Location Map

ZA2026-001  
200 Bluff St



## Overview

The applicant is requesting 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 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 and duplex land uses with “Home Business Occupations” as an accessory land use) to a Local Retail zoning district with Historic District Overlay, which would allow for local businesses, including medical health spas, to operate under a restricted footprint (refer to Exhibit 2 for a comparison of existing and proposed 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. 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. Any proposed exterior updates on 200 Bluff St will benefit from an additional layer of oversight by the City’s Historic Preservation Commission, with the goal of preserving the existing architectural character and landscape of the Hays Historic District.

Approval of the requested zoning amendment from SF5-HO to LR-HO 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.*

## Analysis of Existing and Proposed Zoning

|                                | SF5-HO                                | LR- HO                                | Differences between AG & GR-CO      |
|--------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| <b>Max Height</b>              | 40 feet (Main)<br>25 Feet (Accessory) | 40 feet (Main)<br>25 Feet (Accessory) | 0 feet (Main)<br>0 feet (Accessory) |
| <b>Min. Front Yard Setback</b> | 10 feet                               | 10 feet                               | 0 feet                              |
| <b>Min. Side Yard Setback</b>  | 5 ft                                  | 5 feet                                | 0 feet                              |
| <b>Min. Rear Yard Setback</b>  | 10 feet                               | 10 ft                                 | 0 feet                              |
| <b>Min. Lot Size</b>           | 2,500                                 | 5,000 square feet                     | 2,500 square feet more              |

|                                          | SF5-HO  | LR- HO   | Differences between AG & GR-CO                              |
|------------------------------------------|---------|----------|-------------------------------------------------------------|
| <b>Min. Lot Width</b>                    | 30 feet | 50 feet  | 20 feet more                                                |
| <b>Min. Lot Depth</b>                    | NA      | 100 feet | 20 feet more                                                |
| <b>Impervious Cover</b>                  | 80%     | 60%      | 20% less                                                    |
| <b>Number of Uses Permitted by Right</b> | 16      | 73       | 57 more (refer to Exhibit 2 for list of permitted “P” uses) |

## Analysis of Surrounding Properties



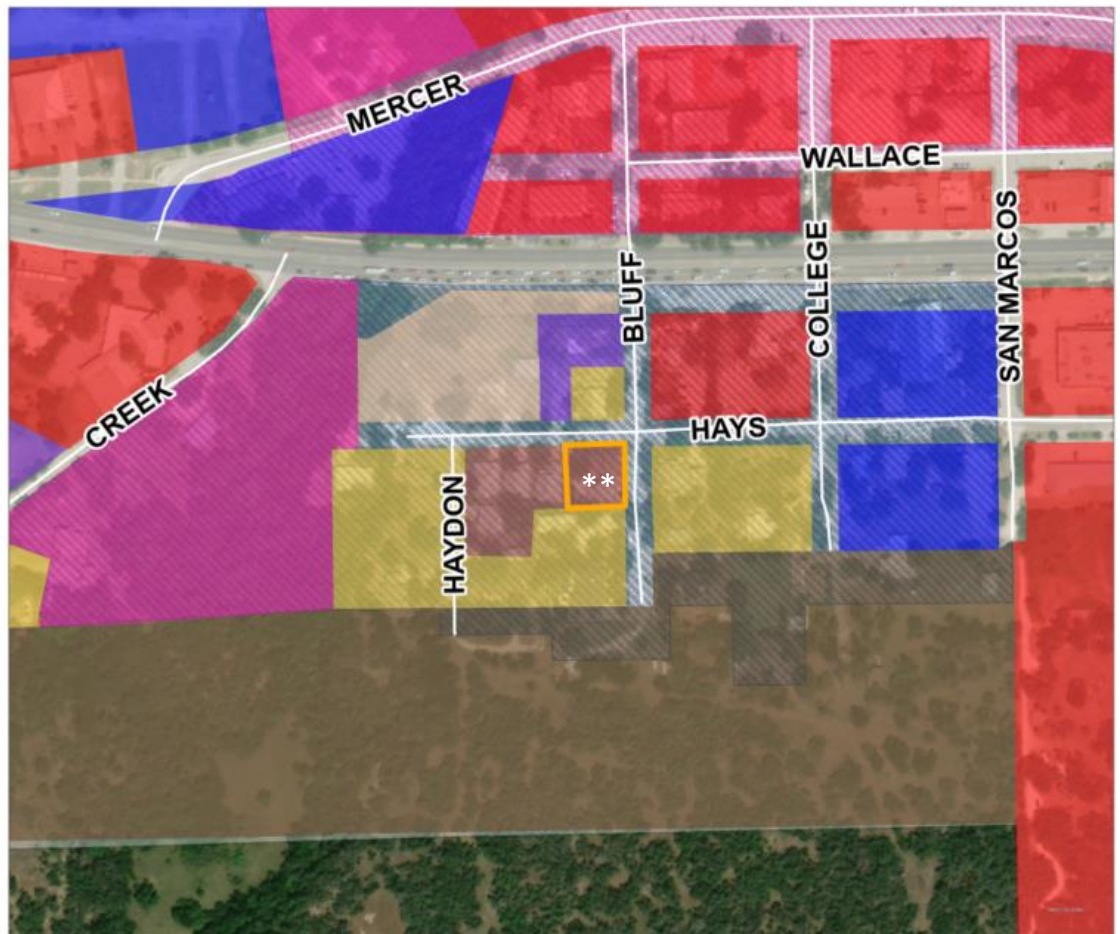
### Existing Zoning

ZA2026-001  
200 Bluff St

| Legend                                                                                                                        |                      |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>    | Subject Property     |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | Base Zoning District |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | SF-3                 |
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>    | SF-4                 |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>    | SF-5                 |
| <span style="background-color: brown; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>     | MF                   |
| <span style="background-color: blue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>      | GUI                  |
| <span style="background-color: pink; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>      | LR                   |
| <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>    | GR                   |
| <span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>       | CS                   |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | Historic Overlay     |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | Hays Street          |
| <span style="background-color: pink; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>      | Mercer Street        |



0 75 150  
Yards



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

\*\*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.

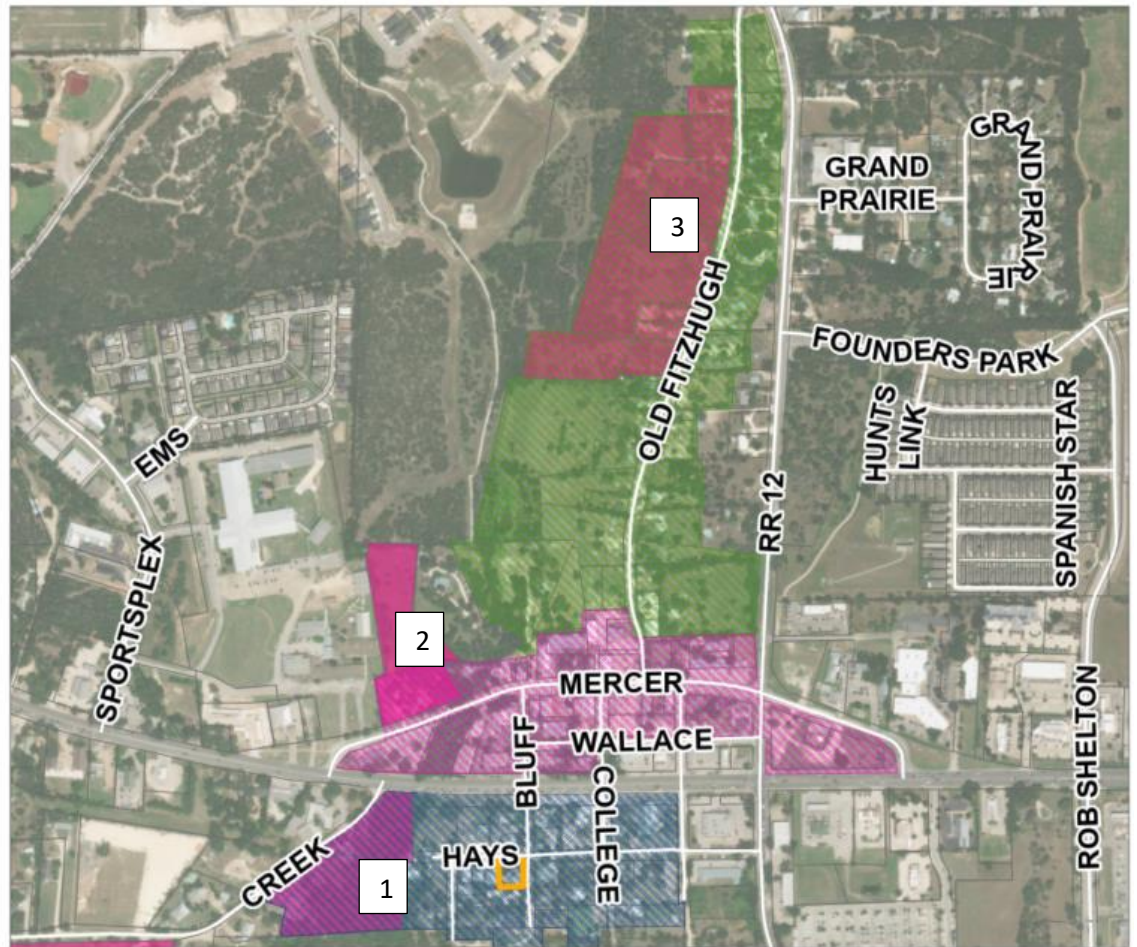
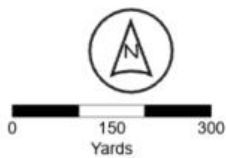


## Existing LR-HO Zoned Properties



### 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<br>Parcels along Creek Rd                 | Professional Office Use<br>& Short Term Rental                   |
| 2                           | LR-HO, Mercer District                                                              | 2.67 Acre Parcel along<br>Mercer St                        | Short Term Rental                                                |
| 3                           | LR-HO, Old Fitzhugh<br>District: Cluster of<br>larger parcels along Old<br>Fitzhugh | 15.39 Acres (Multiple<br>Parcels) along Old<br>Fitzhugh Rd | Residential Use, Short<br>Term Rental, Wine Bar,<br>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;                                                                                                    | The proposed zoning change to Local Retail base zoning district will Historic Overlay (LR-HO) is considered appropriate for this portion of the Historic District, which abuts several existing local businesses (including Kerry Lynn Designs, Danyale Keim Design, Rolling in Thyme and Dough, and Dripping Springs A/C & Heating, refer to Attachment 1), as well as short term rentals and residences. In addition, two neighboring property owners of 200 Bluff St, (Kerri Cavender of Kerry Lynn Designs - 112 Bluff St, and Danyale Keim of Danyale Keim Design - 102 Bluff St), have provided a letter of support for the proposed land use, stating that that the addition of day spa services at 200 Bluff St will attract desirable clientele to the area, further strengthen existing businesses, and increase the overall value and appeal of nearby commercial properties (Attachment 3). |
| 2. their relationship to the general area and the City as a whole;                                                                                                                     | The updated LR-HO zoning will support the preservation of the historic character of the Hays District, by limiting the permitted land uses to 73 uses that are most compatible with the land uses of the Historic District, as opposed to the full list of 82 land uses that are permitted elsewhere in the City for LR zoning districts without a Historic Overlay (refer to Exhibit 2 for more information). The LR-HO zoning will also support the vibrancy and appeal of the historic district, by allowing the adaptive reuse of a historic property that will ultimately: <ul style="list-style-type: none"> <li>• provide additional services to the surrounding community and visitors to Dripping Springs</li> <li>• support the long-term maintenance of the historic property.</li> </ul>                                                                                                    |
| 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 any 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 4). In addition, based on analysis of wastewater production from Medical Offices, it is anticipated that the project will require a minimal amount of Living Unit Equivalents (LUE's) for wastewater, which can be served by the City of Dripping Springs. The proposed zoning change also supports the city's goals for the Hays District, aligning with the city's                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                 | Draft 2040 Comprehensive Map Future Land Use Map, which allows for a combination of residential, live/work spaces, professional offices and retail at this location, under the Village Residential place type (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; | <p>Existing LR-HO-zoned land is primarily found in 3 areas:</p> <ol style="list-style-type: none"> <li>1. 101 and 105 Creek Rd</li> <li>2. 500 Mercer</li> <li>3. Several contiguous parcels of land along Old Fitzhugh Road.</li> </ol> <p>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, and is a contributing property to this National Register District; the landmark status of this property conveys an additional level of protection to the preservation to the property, and 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.</p> |
| 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 been converted to STRs, offices, and local business land uses in the past decade, with several similar zoning amendments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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. Instead, it will enhance the vitality of the existing Historic District and may attract additional investment to the area, as noted in the letter of support provided by neighboring business owners (Exhibit 3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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                                                              | Approval of this request would not treat the subject parcel differently from other decisions made involving similarly located parcels in the past.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7. any other factors which will substantially affect the public health, safety, morals, or general welfare.                                                                                                                                     | The proposed change supports public welfare by enhancing community vitality in the Historic District, offering access to new services, ultimately attracting additional customers and supporting neighboring businesses in the Historic District. It also ensures compatibility with surrounding uses, minimizing any adverse impacts on adjacent properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



## 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.

Therefore, staff considers that the proposed zoning change would allow for an adaptive reuse of the property that would also align with the historic use of the property.

## Staff Recommendation

Staff recommends Approval of the zoning amendment as presented.

### 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. To date, no letters for or against the request have been received.

## Meeting Schedule

July 28, 2026 – Planning & Zoning Commission

August 18, 2026 – City Council

## Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Proposed Draft Zoning Amendment Ordinance

Exhibit 3 – Support Letter

Exhibit 4 – Downtown Master Drainage and Sidewalk Plan Concept

Exhibit 5 – DRAFT 2040 Comprehensive Plan Future Land Use Map (FLUM)

## Planning Department Staff Report

Item 5.

|                          |                                                      |
|--------------------------|------------------------------------------------------|
| 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:         | None as of the date of this report.                  |
| Enforcement Issues:      | N/A                                                  |



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



## 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                                                           | <input checked="" type="checkbox"/> CITY LIMITS<br><input type="checkbox"/> EXTRATERRITORIAL JURISDICTION                                                                                                                                                                 |
| CURRENT ZONING                                                       | SF-5, HO [HAYS STREET DISTRICT                                                                                                                                                                                                                                            |
| REQUESTED ZONING/AMENDMENT TO PDD                                    | LR : LOCAL RETAIL DISTRICT, HO                                                                                                                                                                                                                                            |
| REASON FOR REQUEST<br>(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.<br><br>THE CURRENT SF-5 ZONE DOES NOT ALLOW OPERATING A SMALL MEDICAL OFFICE.                                                         |
| INFORMATION ABOUT PROPOSED USES<br>(Attach extra sheet if necessary) | OUR SMALL BUSINESS MEDICAL DAY SPA WILL OFFER:<br>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 CROSSON  
Name

MANAGER - BLUFF STREET INVESTMENTS, LLC  
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 28<sup>th</sup> 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                           |                                                                                                                                                                                          |        |
|--------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Completed Application Form - including all required signatures and notarized                                                                                                             |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Application Fee-Zoning Amendment or PDD Amendment ( <i>refer to Fee Schedule</i> )                                                                                                       | EXEMPT |
|                          |                                     | PDF/Digital Copies of all submitted Documents                                                                                                                                            |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | When submitting digital files, a cover sheet must be included outlining what digital contents are included.                                                                              |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Billing Contact Form                                                                                                                                                                     |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | GIS Data                                                                                                                                                                                 |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings ( <i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i> ) |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Legal Description                                                                                                                                                                        |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Concept Plan                                                                                                                                                                             |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plans                                                                                                                                                                                    |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Maps                                                                                                                                                                                     |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Architectural Elevation                                                                                                                                                                  |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Explanation for request ( <i>attach extra sheets if necessary</i> )                                                                                                                      |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Information about proposed uses ( <i>attach extra sheets if necessary</i> )                                                                                                              |        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Public Notice Sign ( <i>refer to Fee Schedule</i> )                                                                                                                                      | EXEMPT |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proof of Ownership-Tax Certificate or Deed                                                                                                                                               |        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Copy of Planned Development District ( <i>if applicable</i> )                                                                                                                            | N/A    |
| <input type="checkbox"/> | <input type="checkbox"/>            | 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):

- |                                                         |                                                |
|---------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement          | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                 | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                  | <input checked="" type="checkbox"/> Zoning     |
| <input type="checkbox"/> Site Development Permit        | <input type="checkbox"/> Other _____           |

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

*Russell R. Collins*

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

|                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <div>Item 5</div>                                                                                                                                                                     |
| <div>RESOLVEDESIGNS LLC</div> <div>DEVELOPMENT + PLANNING</div> <div>www.ResolveDesigns.com</div> <div>info@ResolveDesigns.com</div> <div>512-426-2103</div>                                                                                                           |
| <div>OWNER / CLIENT</div> <div>KILLBREWS</div> <div>POTENTIAL LAND OWNER</div> <div>DRIPPING SPRINGS, TX 78620</div> <div>M : (---) -----</div> <div>-----.com</div>                                                                                                   |
| <div>MASTER DEVELOPER + DESIGN</div> <div>RUSSELL R COLLINS</div> <div>LEED-AP, AIA-A, PMP</div> <div>MANAGING PRINCIPAL</div> <div>512-426-2103 C</div> <div>RCOLLINS@RESOLVEDESIGNS.COM</div>                                                                        |
| <div>ENGINEER OF RECORD</div> <div>T.B.D</div>                                                                                                                                                                                                                         |
| <div>CONTRACTOR + CONSULTANTS</div> <div>T.B.D</div>                                                                                                                                                                                                                   |
| <div>MANSION DAY SPA</div> <div>WELLNESS RETREAT</div> <div>200 BLUFF ST, DRIPPING SPRINGS, TX 78620</div>                                                                                                                                                             |
| <div>PROJECT NUMBER:</div> <div>2026 - 11 MANSION DAY SPA</div> <div>PROJECT REFERENCES:</div> <div>PARCEL ID # AS NOTED</div> <div>LOCAL DESIGN   AS NOTED</div> <div>MUNICIPALITY   AS NOTED</div> <div>LAT - LONG   AS NOTED</div> <div>APPROX QDF   AS NOTED</div> |
| <div>ISSUED   REVISIONS</div> <div>NUMBER:      DATE:</div> <div>ISSUE DATE      06.18.26</div> <div>REVISION 01      &lt;-&gt;</div> <div>REVISION 02      &lt;-&gt;</div>                                                                                            |
| <div>ISSUED BY:</div> <div>RESOLVEDESIGNS LLC</div>                                                                                                                                                                                                                    |
| <div>SHEET NAME:</div> <div>PROJECT INTRODUCTION</div>                                                                                                                                                                                                                 |
| <div>SHEET NUMBER</div> <div>23</div>                                                                                                                                                                                                                                  |
| <div>A.1</div>                                                                                                                                                                                                                                                         |





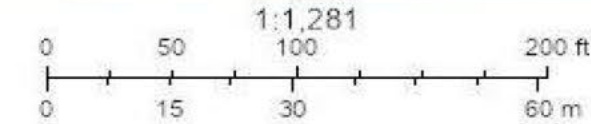
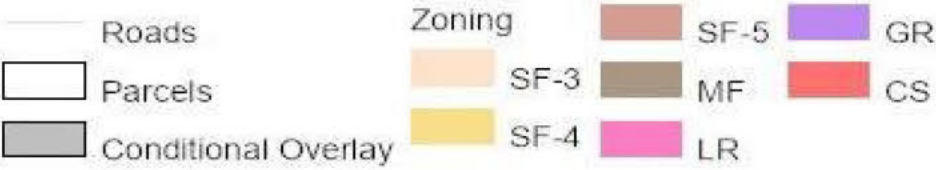


ZONING CONTEXT :

MULTIPLE NEIGHBORING SMALL BUSINESSES OPERATE AS A GENERAL RETAIL [GR], COMMERCIAL SERVICES [CS] AND LOCAL RETAIL [LR].

REQUESTED AMENDED ZONING TO LOCAL RETAIL [LR]

ArcGIS Web Map



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





Item 5

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 | AS NOTED

MUNICIPALITY | AS NOTED

LAT - LONG | AS NOTED

APPROX GDF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

DEVELOPMENT

PROGRAM

ZONING

CONTEXT

SHEET NUMBER

28



## OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

### IMPERVIOUS COVERAGE CALCULATIONS

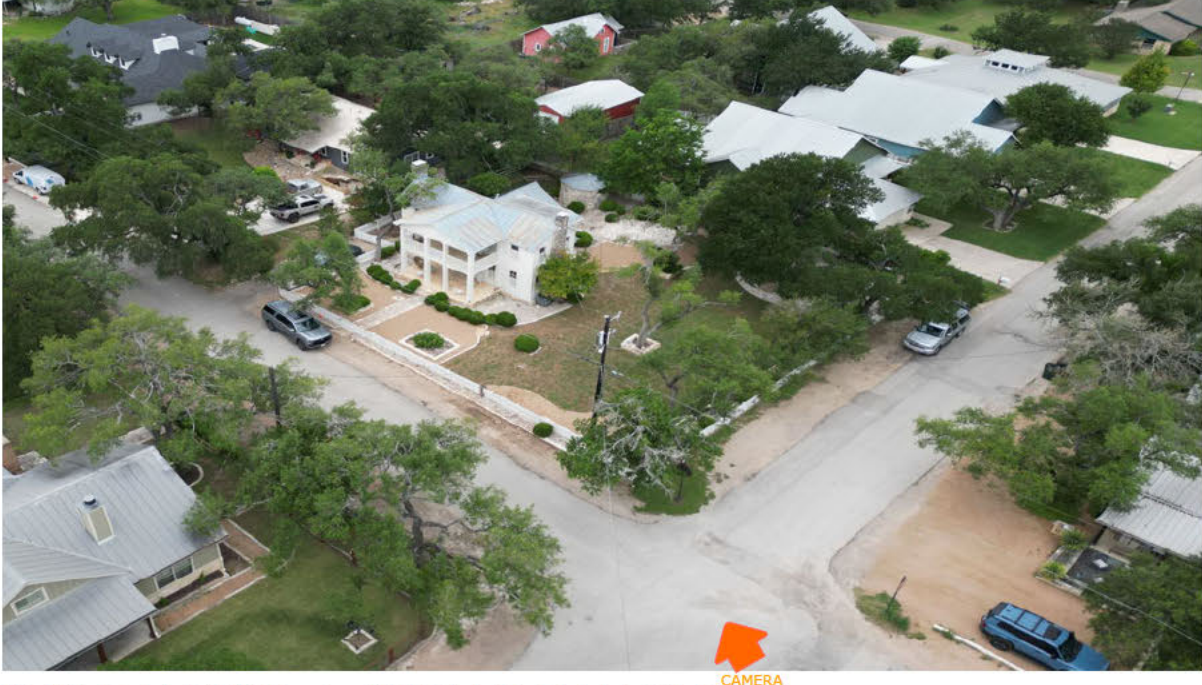
|                                    |           |
|------------------------------------|-----------|
| LOT AREA ( .30 ACRES) =            | 13,068 SF |
| ALLOWED IMPERVIOUS COVERAGE [I.C.] | 60 %      |
| ALLOWABLE I.C. LOT GSF =           | 7,841 SF  |
| CURRENT I.C. % =                   | 12 %  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

## LEGENDS

## ■ ■ ■ ■ ■ SETBACKS

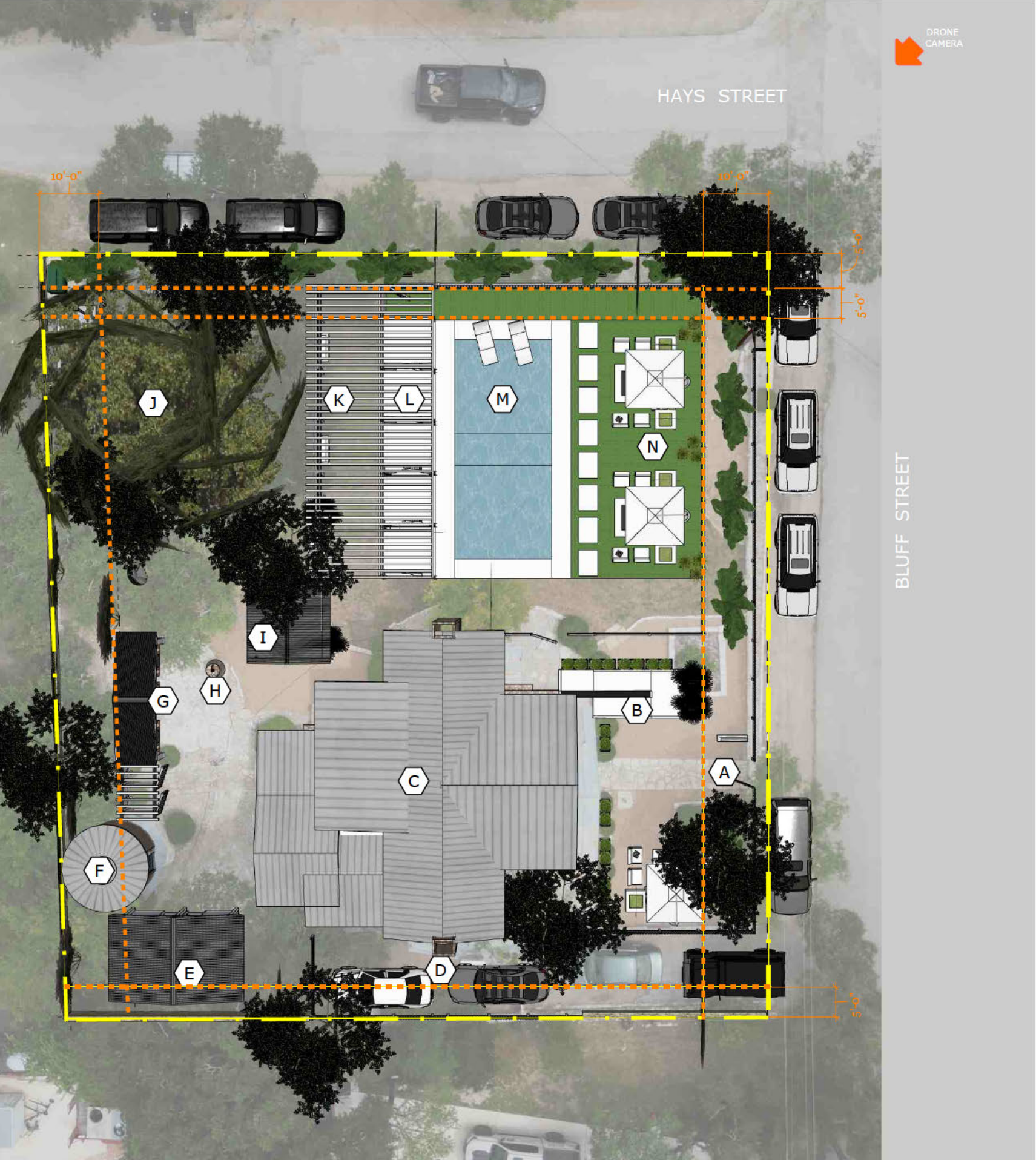
 PARCEL BOUNDARY

|                            |          |
|----------------------------|----------|
| 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   |



1 CONCEPT SITE PLAN  
A.4 NOT TO SCALE



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

**PROJECT NUMBER:**  
26 - 11 MANSION DAY SPA

**PROJECT REFERENCES:**  
 PROJECT ID # AS NOTED  
 LOCAL DESIGNER | AS NOTED  
 MUNICIPALITY | AS NOTED  
 DISTRICT - LONG. | AS NOTED  
 PROJECT QSF | AS NOTED

**SUED | REVISIONS**  
NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

SUE DATE 06.18.26

ISSUED BY:

### CLIMATE CHANGE

## CONCEPT

## MASTER SITE PLAN

### KEY LEGEND

SHEET NUMBER

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
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A M

# ANNALS



## 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

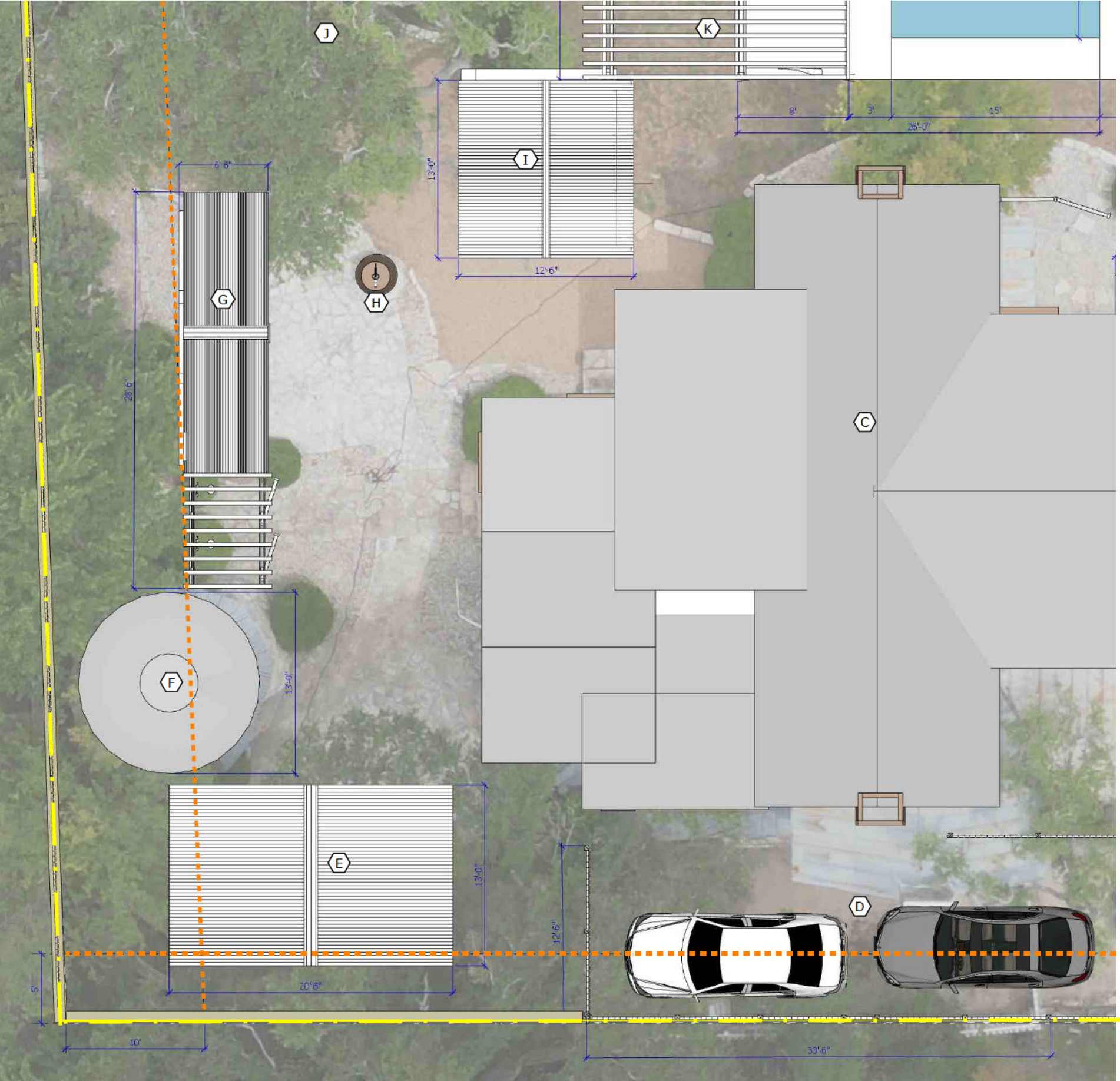
## LEGENDS

## 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

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| <b>KILLIBREWS</b><br>POTENTIAL LAND OWNER |
| ***                                       |
| RIPPING SPRINGS, TX 78620                 |

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MANAGING PRINCIPAL  
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| ENGINEER OF RECORD |
| T.B.D              |

|                          |
|--------------------------|
| CONTRACTOR + CONSULTANTS |
| T.B.D.                   |

[illegible]

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

**PROJECT NUMBER:**  
6 - 11 MANSION DAY SPA

**PROJECT REFERENCES:**  
CEL ID # AS NOTED  
AL DESOR. | AS NOTED  
LOCALITY | AS NOTED  
- LONG. | AS NOTED  
X GSF | AS NOTED

|                           |              |
|---------------------------|--------------|
| <b>ISSUED   REVISIONS</b> |              |
| <b>NUMBER:</b>            | <b>DATE:</b> |
| <b>ISSUE DATE</b>         | 06.18.26     |
| <b>REVISION 01</b>        | <>           |
| <b>REVISION 02</b>        | <>           |
| <b>ISSUED BY:</b>         |              |
| RESOLVEDDESIGNS LLC       |              |

SHEET NAME:  
CONCEPT  
MASTER SITE  
OVERALL  
DIMENSIONS\_AA

SHEET NUMBER

## A.5



OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

OVERALL DIMENSIONS

IMPERVIOUS COVERAGE CALCULATIONS

|                                      |           |
|--------------------------------------|-----------|
| LOT AREA ( .30 ACRES ) =             | 13,068 SF |
| ALLOWED IMPERVIOUS COVERAGE [I.C.] = | 60 %      |
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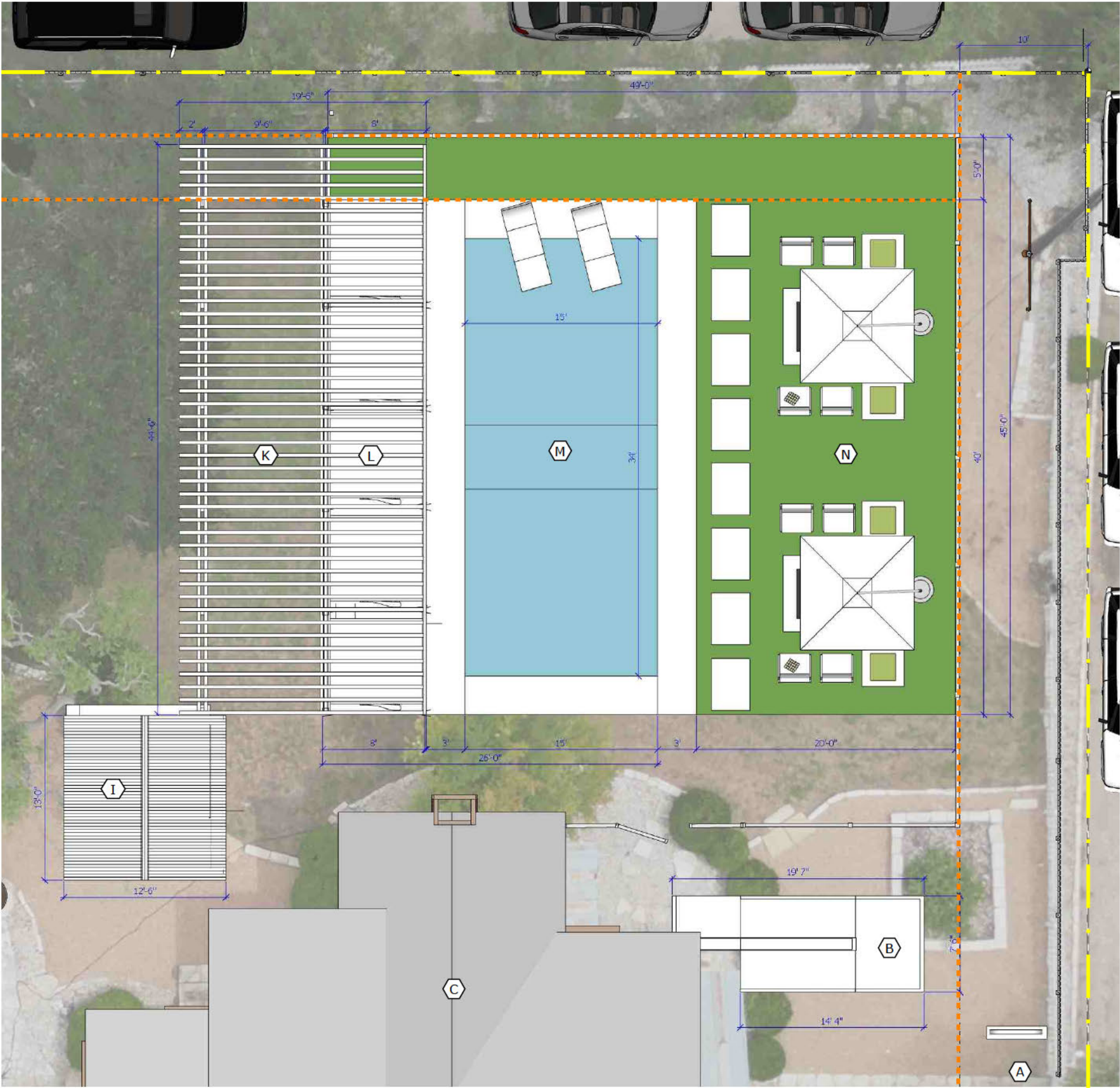
AVAIL. GSF BALANCE TO DEVELOPMENT 3,381 SF

LEGENDS

- SETBACKS
- PARCEL BOUNDARY

KEYED LEGEND | MASTER SITE PLAN

|   |                                        |         |
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| 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  |











BLUFF STREET



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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

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MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPRX GSF | AS NOTED

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A.9

EAST LOOKING WEST

NOT TO SCALE

1

A.9













1 SE CORNER ENTRANCE  
A.12 NOT TO SCALE





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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      |

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A.12







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MUNICIPALITY | AS NOTED

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APPRX OSF | AS NOTED

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A.13

POOL LOUNGE & CABANAS

NOT TO SCALE



A.13







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LAT. - LONG. | AS NOTED

APPRX GSF | AS NOTED

ISSUED | REVISIONS

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A.14

NOT TO SCALE

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A.14







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MASTER DEVELOPER + DESIGN

RUSSELL R. COLLINS

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MANAGING PRINCIPAL

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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.15

RESTROOMS, SAUNAS & JUICE BAR

NOT TO SCALE



A.15





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 5

RESOLVEDESIGNS

DEVELOPMENT + PLANNING

www.ResolveDesigns.com

info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLIBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

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

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ISSUED | REVISIONS

NUMBER: DATE:

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REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS LLC

SHEET NAME:

DEVELOPMENT PROGRAM

-

SHEET NUMBER

38

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](mailto:jenikillebrew@gmail.com)

APPLICANT

ResolveDesigns, LLC  
120 Saint Richie Ln  
Austin, TX 78737

Russell R Collins  
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**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 (LOCAL RETAIL - HISTORIC OVERLAY); PROVIDING FOR FINDINGS OF FACT; ENACTMENT; AMENDMENT OF THE OFFICIAL ZONING MAP; APPLICABLE 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, an application has been submitted to amend the zoning classification of the Property from SF-5-HO (Single-Family Residential - Historic Overlay) to LR-HO (Local Retail - Historic Overlay); and
- WHEREAS, the application states that the requested zoning amendment is intended to allow development and operation of a small business medical day spa / wellness retreat at the Property; and
- WHEREAS, the Property is located within the City limits of the City of Dripping Springs, Texas, and is subject to the City's zoning regulations; and
- WHEREAS, the Planning and Zoning Commission considered the proposed zoning amendment after notice and public hearing as required by law and made a recommendation to the City Council; and
- WHEREAS, the City Council considered the proposed zoning amendment after notice and public hearing as required by law; 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 Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the 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 (Local Retail - Historic Overlay), subject to the terms of this Ordinance and all applicable provisions of the City of Dripping Springs Code of Ordinances.

### **3. PROPERTY**

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.

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**

The Official Zoning Map of the City of Dripping Springs is hereby amended to reflect the Property's zoning classification as LR-HO (Local Retail - Historic Overlay).

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**

The Property shall be governed by the regulations applicable to the LR (Local Retail) base zoning district and the HO (Historic Overlay) district, as amended from time to time, except as expressly provided in this Ordinance.

The uses allowed on the Property are the uses allowed in the LR-HO district, as reflected in Exhibit “B”, attached hereto and incorporated herein for all purposes. Exhibit “B” is intended to reflect the land-use permissions applicable to the Property under the LR-HO zoning classification requested in the application, including the Historic Overlay limitations.

For avoidance of doubt, Contractor’s Temporary On-site Office is identified in Exhibit “B” as a conditional use (“C”), not as a use permitted by right.

No use, building, structure, improvement, site development, certificate of occupancy, or permit for the Property may be approved unless it complies with this Ordinance and all applicable City ordinances and regulations, including without limitation zoning, historic preservation, parking, lighting, building, fire, health, drainage, water quality, and site development requirements.

## **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.

## **7. PARKING, SITE DEVELOPMENT, AND OTHER PERMITS**

Approval of this Ordinance does not constitute approval of any site development permit, building permit, certificate of occupancy, variance, conditional use permit, off-site parking agreement, parking easement, remote parking lease, subdivision, plat, sign permit, lighting plan, building plan, architectural plan, or other permit or approval required by the City Code or other applicable law.

Any off-site parking proposed for the Property must be reviewed and approved in accordance with the City Code, including any applicable requirements for variance approval, conditional use permit approval, permanent parking easement dedication, long-term remote leasing agreement, notarized statement, technical parking-demand analysis, joint parking agreement, or other required documentation.

By applying for a zoning amendment, the applicant remains responsible for compliance with the City’s Outdoor Lighting Ordinance and any required lighting compliance agreement, inspection, mitigation, or permitting requirements.



## **8. CONDITIONS NOT WAIVED**

Except for the zoning-map amendment 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 requirement for future review, approval, or compliance unless expressly stated herein.

## **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 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 Texas Open Meetings Act, Chapter 551, Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code 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:

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



*Exhibit "B"***LR-HO LAND USE PERMISSIONS**

The Property shall be subject to the land-use permissions applicable to the **LR-HO** district as shown in the land-use comparison chart below.

For purposes of this Exhibit:

| <i><b>Symbol</b></i> | <b>Meaning</b>                                                                                              |
|----------------------|-------------------------------------------------------------------------------------------------------------|
| <i><b>P</b></i>      | Land use permitted by right in the HO district if the LR base zoning district also permits the use by right |
| <i><b>C</b></i>      | Land use may be permitted with a conditional use permit                                                     |
| <i><b>X</b></i>      | Land use not permitted                                                                                      |

| <b>Land Use</b>                                   | <b>Existing SF-5 HO<br/>Land Use<br/>Permissions</b> | <b>Proposed LR-HO<br/>Land Use<br/>Permissions</b> |
|---------------------------------------------------|------------------------------------------------------|----------------------------------------------------|
| <b>Bulk Grain and/or Feed Storage</b>             | X                                                    | X                                                  |
| <b>Farms, General (Crops), Commercial</b>         | X                                                    | X                                                  |
| <b>Greenhouse (Non-Retail)</b>                    | X                                                    | X                                                  |
| <b>Livestock Sales</b>                            | X                                                    | X                                                  |
| <b>Orchard/Crop Propagation</b>                   | C                                                    | C                                                  |
| <b>Plant Nursery (Commercial)</b>                 | X                                                    | X                                                  |
| <b>Small Scale Farm</b>                           | X                                                    | C                                                  |
| <b>Stable, Commercial</b>                         | X                                                    | X                                                  |
| <b>Stables (Private, accessory use)</b>           | X                                                    | X                                                  |
| <b>Stables (Private, principal use)</b>           | X                                                    | X                                                  |
| <b>Garden (Non-Retail)</b>                        | P                                                    | P                                                  |
| <b>Farm Animals (Exempt - FFA, 4H)</b>            | C                                                    | C                                                  |
| <b>Farm Animals (Non-Exempt)</b>                  | C                                                    | C                                                  |
| <b>Accessory Bldg./Structure (Nonresidential)</b> | X                                                    | P                                                  |
| <b>Accessory Bldg./Structure (Residential)</b>    | P                                                    | X                                                  |
| <b>Accessory Dwelling Unit</b>                    | X                                                    | X                                                  |
| <b>Caretaker's/Guard Residence</b>                | X                                                    | X                                                  |
| <b>Community or Group Home</b>                    | C                                                    | X                                                  |



| <b>Land Use</b>                         | <b>Existing SF-5 HO<br/>Land Use<br/>Permissions</b> | <b>Proposed LR-HO<br/>Land Use<br/>Permissions</b> |
|-----------------------------------------|------------------------------------------------------|----------------------------------------------------|
| Duplex/Two-Family                       | P                                                    | P                                                  |
| Garage Residential Conversion           | X                                                    | X                                                  |
| Garden Home/Townhome                    | P                                                    | P                                                  |
| Home Occupation                         | P                                                    | P                                                  |
| HUD-Code Manufactured Home              | X                                                    | X                                                  |
| Living Quarters on Site with a Business | X                                                    | P                                                  |
| Multiple-Family Dwelling                | X                                                    | P                                                  |
| Residential Loft                        | X                                                    | P                                                  |
| Rooming/Boarding House                  | X                                                    | P                                                  |
| Single-Family Dwelling, Detached        | P                                                    | X                                                  |
| Single-Family Industrialized Housing    | P                                                    | X                                                  |
| Swimming Pool, Private                  | P                                                    | P                                                  |
| Armed Services Recruiting Center        | X                                                    | X                                                  |
| Bank                                    | X                                                    | X                                                  |
| Check Cashing Service                   | X                                                    | X                                                  |
| Credit Agency                           | X                                                    | X                                                  |
| Insurance Agency Offices                | X                                                    | P                                                  |
| Offices, General/Professional           | X                                                    | P                                                  |
| Office, Brokerage Services              | X                                                    | P                                                  |
| Offices, Health Services                | X                                                    | P                                                  |
| Offices, Legal Services                 | X                                                    | P                                                  |
| Offices, Parole/Probation               | X                                                    | X                                                  |
| Offices, Professional                   | X                                                    | P                                                  |
| Offices, Real Estate Office             | X                                                    | P                                                  |
| Saving and Loan                         | X                                                    | X                                                  |
| Security Monitoring Company             | X                                                    | X                                                  |
| Telemarketing Center                    | X                                                    | X                                                  |
| All-Terrain Vehicle Dealer (Sales Only) | X                                                    | X                                                  |
| Ambulance Service (Private)             | X                                                    | X                                                  |
| Antique Shop                            | X                                                    | P                                                  |
| Appliance Repair                        | X                                                    | X                                                  |
| Art Dealer/Gallery                      | X                                                    | P                                                  |
| Artisan's Shop                          | X                                                    | P                                                  |



| <b>Land Use</b>                                                       | <b>Existing SF-5 HO<br/>Land Use<br/>Permissions</b> | <b>Proposed LR-HO<br/>Land Use<br/>Permissions</b> |
|-----------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------|
| <b>Artist Studio</b>                                                  | P                                                    | P                                                  |
| <b>Auto Sales (New and Used)</b>                                      | X                                                    | X                                                  |
| <b>Auto Supply Store</b>                                              | X                                                    | X                                                  |
| <b>Bakery or Confectionary (Retail)</b>                               | X                                                    | P                                                  |
| <b>Bar</b>                                                            | X                                                    | C                                                  |
| <b>Barbershop</b>                                                     | X                                                    | P                                                  |
| <b>Beauty Shop</b>                                                    | X                                                    | P                                                  |
| <b>Bed and Breakfast Inn or Facility</b>                              | X                                                    | P                                                  |
| <b>Bicycle Sales and Repair</b>                                       | X                                                    | P                                                  |
| <b>Book Store</b>                                                     | X                                                    | P                                                  |
| <b>Building Materials Sales</b>                                       | X                                                    | X                                                  |
| <b>Cabinet/Counter/Woodworking Shop<br/>(Custom) Retail</b>           | X                                                    | X                                                  |
| <b>Cabinet/Counter/Woodworking Shop<br/>(Manufacturing) Wholesale</b> | X                                                    | X                                                  |
| <b>Cafeteria</b>                                                      | X                                                    | C                                                  |
| <b>Communication Equipment Repair</b>                                 | X                                                    | X                                                  |
| <b>Computer Sales</b>                                                 | X                                                    | P                                                  |
| <b>Consignment Shop</b>                                               | X                                                    | P                                                  |
| <b>Convenience Store (With Gas Sales)</b>                             | X                                                    | X                                                  |
| <b>Convenience Store (Without Gas Sales)</b>                          | X                                                    | C                                                  |
| <b>Cooking School</b>                                                 | X                                                    | P                                                  |
| <b>Dance/Drama/Music Studio or School</b>                             | X                                                    | P                                                  |
| <b>Department Store</b>                                               | X                                                    | X                                                  |
| <b>Drapery, Blind Upholstery Store</b>                                | X                                                    | P                                                  |
| <b>Exterminator Services</b>                                          | X                                                    | X                                                  |
| <b>Financial Services</b>                                             | X                                                    | P                                                  |
| <b>Florist Shop</b>                                                   | X                                                    | P                                                  |
| <b>Food or Grocery Store (General)</b>                                | X                                                    | X                                                  |

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



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

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



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

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



## 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.

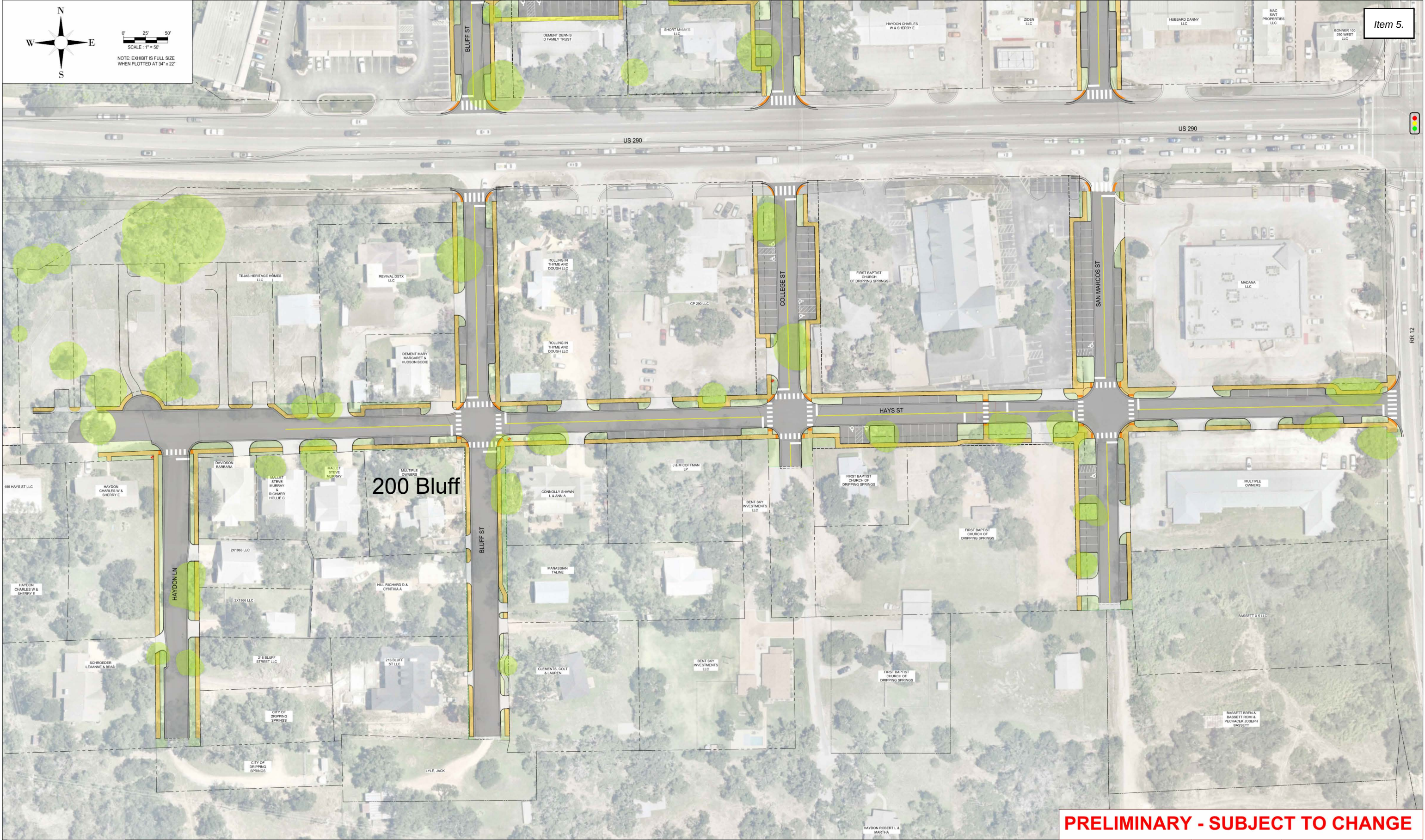
Sincerely,

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







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



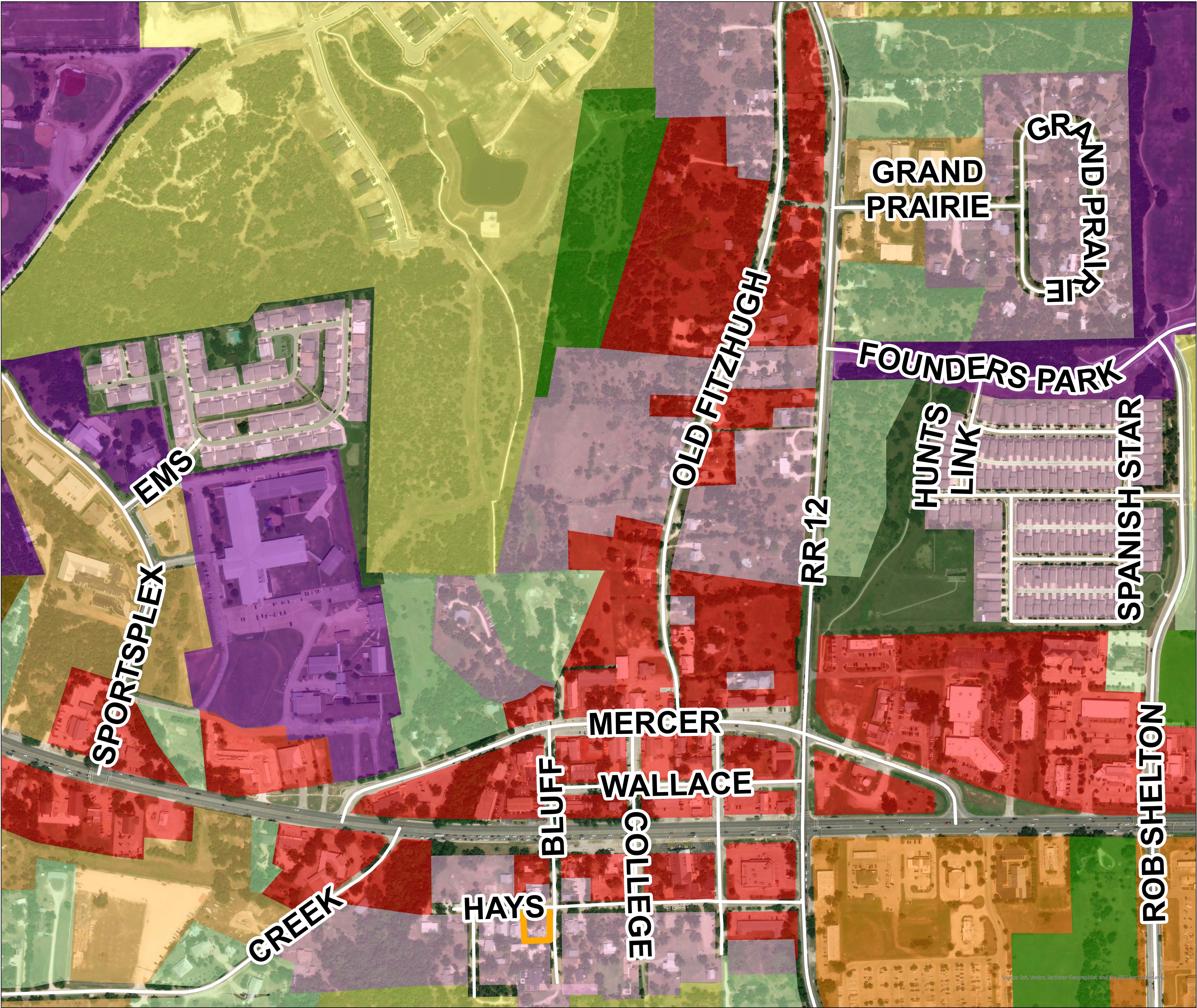
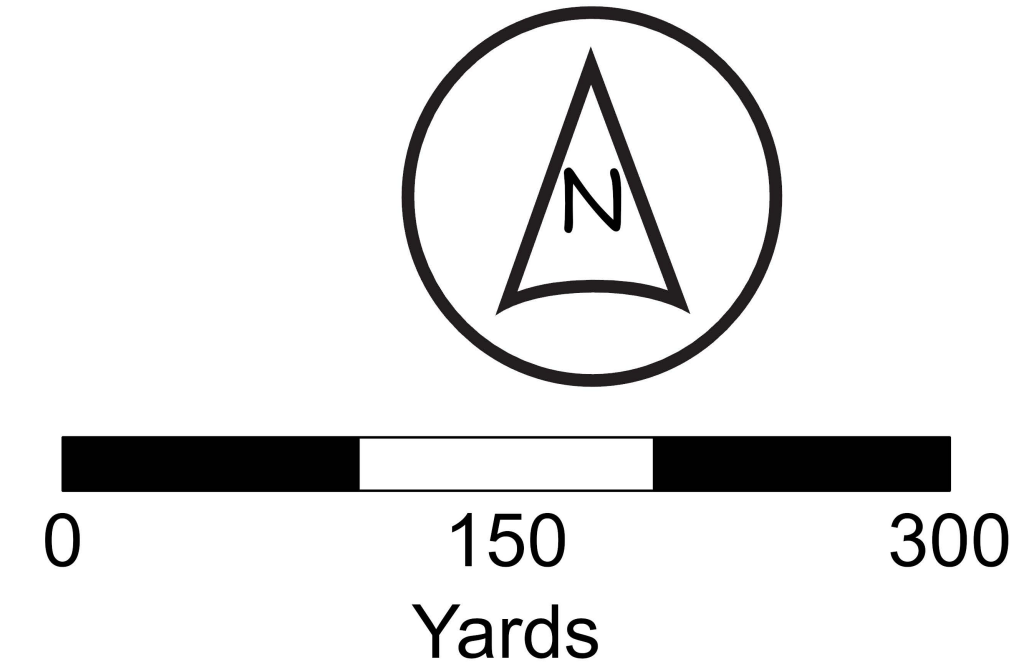
DRIPPING SPRINGS  
Texas

**DRAFT 2040  
FLUM**

ZA2026-001  
200 Bluff St

Legend

|                          |                              |
|--------------------------|------------------------------|
| Subject Property         | Public and Civic Destination |
| DRAFT 2040 FLUM          | Regional Commercial          |
| Employment               | Rural Preserve               |
| Center/Business Park     | Rural Reserve                |
| Hill Country Destination | Suburban Neighborhood        |
| Hill Country Estate      | Village Center               |
| Mixed Use                | Village Residential          |
| Neighborhood Commercial  |                              |





| 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 |
| SD2022-0001 Julep Commercial Park                    | ETJ               | W US 290 and Trautwein Rd     | 11.27 acre mixed-use commercial with supporting driveways, water quality and detention pond, rainwater harvesting.             | Approved               |
| 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 |
| SD2024-014 Pear Tree Commercial                      | ETJ               | 27322 RR 12                   | Existing commercial space. Pave the parking area and provide water quality treatment of that area.                             | Approved               |
| 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 |
| 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 |



| Site Development Project Name                         | City Limits / ETJ | Location                | Description                                                                                                                 | Status                 |
|-------------------------------------------------------|-------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------|
| 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.                                                                    | Waiting on Resubmittal |
| 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 MVMT C-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           |
| SD2026-003 Appamada School                            | CL                | 201 Blue Ridge          | Renovation of existing house into K-5 school with additional parking.                                                       | Approved               |
| SD2026-004 HCMUD4 WWTP Effluent Storage Tank Addition | ETJ               | 147 Terrace Ct          | Addition of a 333,000 gallon effluent storage tank.                                                                         | Approved               |
| SD2026-005 U-Haul Dripping Springs                    | ETJ               | 14001 W US 290          | 1 story warehouse, 4 story self storage, covered RV parking, water quality and detention.                                   | Waiting on Resubmittal |
| 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 |
| SD2026-008 DSISD 18 + Building                        | ETJ               | 14451 Sawyer Ranch Road | Construction of 5,480 sqft building with parking, and fire access.                                                          | 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 |
| SD2026-010 Mercer Street Paseo                        | CL                | 101 Old Fitzhugh Road   | Pedestrian improvements to existing alley, connecting to Stephenson Building addition and parking improvements.             | Approved               |
| 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.                              | Under Review           |
| 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. | Under Review           |
| 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.                      | Under Review           |
| 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.                    | Under Review           |
| 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.                                       | Under Review           |
| SD2026-016 Dripping Springs Sports Club               | CL                | HWY 290                 | 55,800 sqft building footprint with sport courts, parking, grading, and utility improvements.                               | Under Review           |
| 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.                                  | Under Review           |
| *Blue rows indicate new applications*                 |                   |                         |                                                                                                                             |                        |



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



| 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 |
| SUB2022-0052 Village Grove Phase 1 Construction Plans                            | CL                | Sports Park Rd                     | Approved- back in review for landscape revisions.                                                                                  | Approved w/ Conditions |
| SUB2022-0048 Wild Ridge Phase 1 CP                                               | CL                | E US 290                           | Construction plans for phase 1 of Wild Ridge                                                                                       | Waiting on Resubmittal |
| SUB2023-0001 Village Grove Phase 2B CP                                           | CL                | Sports Park Rd                     | Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.                                   | Approved w/ Conditions |
| SUB2023-0006 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 w/ Conditions |
| SUB2023-0039 Wild Ridge Phase 2 Construction Plans                               | CL                | Shadow Ridge Parkway               | 142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space | Waiting on Resubmittal |
| SUB2023-0042 Hardy Construction Plans                                            | CL                | 2901 West US 290                   | 78.021 acres subdivided into 73 single family lots                                                                                 | Approved w/ Conditions |
| SUB2023-0048 Driftwood Falls Estates Subdivision                                 | ETJ               | 609 S Creekwood Dr                 | Replat two lots in one.                                                                                                            | Approved w/ Conditions |
| 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 |
| SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat                   | CL/ETJ            | 230 Post Oak Drive                 | Combine two existing lots into one.                                                                                                | Approved w/ Conditions |
| SUB2024-015 Gateway Village Phase 1                                              | CL                | US 290                             | Final plat for 144 single family subdivision.                                                                                      | Waiting on Resubmittal |
| SUB2024-017 Wild Ridge Phase 2 Final Plat                                        | CL                | Shadow Ridge Parkway               | 152 single family residential lots.                                                                                                | Approved w/ Conditions |
| SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat                     | ETJ               | Thurman Roberts Way                | 13 lots. 10 residential, 2 open space, and 1 private.                                                                              | Approved w/ Conditions |
| SUB2024-021 Village Grove Phase 2A Subdivision                                   | CL                | Village Grove Parkway              | Infrastructure for 64 single family residential lots on 18.206 acres                                                               | Waiting on Resubmittal |
| SUB2024-024 Heritage Phase 4 Subdivision                                         | CL                | Sportsplex Drive                   | 115 single family lots on 31.80 acres                                                                                              | Waiting on Resubmittal |
| SUB2024-025 Village Grove Phase 3 Subdivision                                    | CL                | Village Grove Parkway              | 115 single family lots on 30.04 acres                                                                                              | Waiting on Resubmittal |
| SUB2024-030 Heritage Phase 3 Final Plat                                          | CL                | Sportsplex Drive                   | 164 lot subdivision plat                                                                                                           | Waiting on Resubmittal |
| SUB2024-034 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                                                                                                           | Under Review           |
| 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.                                                                                                              | Waiting on Resubmittal |
| SUB2025-014 Village Grove Wastewater Treatment Plant                             | CL                | S Rob Shelton Blvd                 | WWTP for the Village Grove Development.                                                                                            | Waiting on Resubmittal |



|                                                                                        |     |                           |                                                                                                                   |                        |
|----------------------------------------------------------------------------------------|-----|---------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------|
| SUB2025-015 Wild Ridge Wastewater Treatment Plant                                      | CL  | Goose Island Drive        | Phase one of the temporary WWTP.                                                                                  | Waiting on Resubmittal |
| SUB2025-017 Lunaroya Phase 2 Construction Plans                                        | ETJ | Silver Creek Road         | 28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, 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                                                                                      | Waiting on Resubmittal |
| SUB2025-019 Double L Pod B4 Arterial Preliminary Plat                                  | ETJ | 153 El Capitan Lp         | Single lot plat for arterial road adjacent to pod B4                                                              | Waiting on Resubmittal |
| SUB2025-020 Double L Pod A4 and B1 Preliminary Plat                                    | ETJ | 843 Pecos River Xing      | Plat for 102 residential lots                                                                                     | Waiting on Resubmittal |
| SUB2025-021 Double L Pod A4 and B1 Arterial Preliminary Plat                           | ETJ | 843 Pecos River Xing      | Single lot plat for arterial road adjacent to pods A4 and B1                                                      | Waiting on Resubmittal |
| SUB2025-023 Double L Ranch Pod A3 Construction Plans                                   | ETJ | 29300 RR 12               | 46 residential units with paving, utilities, drainage, and water quality improvements.                            | Waiting on Resubmittal |
| SUB2025-024 Double L Ranch Pod A1 & A2 Construction Plans                              | ETJ | 29300 RR 12               | 99 residential units with paving, utilities, drainage, and water quality improvements.                            | Waiting on Resubmittal |
| SUB2025-025 Double L Ranch Pod A1, A2, A3 Arterial Construction Plans                  | ETJ | 29300 RR 12               | 46 residential units with paving, utilities, drainage, and water quality improvements.                            | Waiting on Resubmittal |
| SUB2025-027 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 w/ Conditions |
| 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.                                                             | Under Review           |
| 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 |
| SUB2026-008 HCMUD4 Phase 3 Drip Field Expansion                                        | ETJ | 147 Terrace Ct            | Adding 4.5 acres of drip field to existing 23.05 acres.                                                           | Approved               |
| 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 Ellington Estates No. 2                                                    | ETJ | Darden Hill Road          | Divide a 10 acre lot into two 5 acre lots.                                                                        | Waiting on Resubmittal |
| SUB2026-017 Village Grove Phase 2B1 Amending Plat                                      | CL  | Village Grove Parkway     | Adjusting lots in block 9.                                                                                        | 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 |                           | 15,045 linear feet of 20-inch ductile iron pipe and related appurtenances for a transmission main.                | Under Review           |
| *Blue rows indicate new applications*                                                  |     |                           |                                                                                                                   |                        |



| In Administrative Completeness                                                 | Filing Date |
|--------------------------------------------------------------------------------|-------------|
| ADMIN2026-032 Final Plat - West Travis County Public Utility Agency 1340 ESTII | 22-Jul      |
| SUB2026-007 Feller's Preliminary Plat                                          | 22-Jul      |
| ADMIN2026-035 Driftwood Creek Phase 1 Section 3                                | 22-Jul      |
| SUB2026-010 Double L Ranch Phase 1 Final Plat                                  | 22-Jul      |
| ADMIN2026-033 Headwaters Commercial East Landscape Variance                    | 24-Jul      |
| ADMIN2026-017 108 Bob White Cove Wireless Tower CUP                            | 24-Jul      |
| ADMIN2026-018 108 Bob White Cove Zoning Amendment                              | 24-Jul      |
| ADMIN2026-019 108 Bob White Cove Zoning Variance                               | 24-Jul      |