



# Planning and Zoning Commission

## Planning Department Staff Report

**Planning and Zoning Commission Meeting:** March 24, 2026  
**Project No:** VAR2026-003  
**Project Planner:** Sara Varvarigos, AICP, Senior Planner

### Item Details

**Project Name:** N/A  
**Property Location:** 11704 Crumley Ranch Road  
**Legal Description:** Fitzhugh Corners Reserve A 1.189 AC  
**Applicant:** John Thompson  
**Property Owner:** Phillip Lee, Lee Brothers Ranch, LLC  
**Request:** Applicant is requesting a subdivision variance to allow for a lot size below the minimum required standard lot size in the ETJ



DRIPPING SPRINGS  
Texas

### Location Map

11704 Crumley  
Ranch Rd

#### Legend

- Subject Property
- Parcels



0 250 500  
Feet



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## Overview

This subdivision variance request is associated with a minor plat application for a single lot located at 11704 Crumley Ranch Road (refer to Attachments 1 and 2). The property is in the City of Dripping Springs' ETJ and consists of a 1.189 acre corner "Reserve" parcel that was left unplatted when the Fitzhugh Corners Subdivision was originally subdivided in 1985 (refer to Attachment 3). It has been in its current configuration since 1985, and appears to have been used as a homestead prior to the current owner acquiring the property.

The current property owner is in the process of redeveloping the site for residential use. The property must be platted into a legal lot to comply with Hays County's development requirements. The minimum lot size for properties in the ETJ that are served by surface/rainwater and septic systems is 1.5 acres, while properties served by wells and septic systems have a minimum lot size of 2.0 acres (per the City of Dripping Springs Ordinance Chapter 28, Exhibit A, Section 14.6).

The property is currently served by an existing well and septic system that has been used for decades. The applicant is proposing to continue using the existing well, or use rainwater harvesting for drinking water, as there is no public water source system available. They are requesting to reduce the minimum lot size requirement from 2 acres or 1.5 acres to 1.189 acres. The current minimum lot size requirements for the ETJ, and the requested variances for 11704 Crumley Ranch Road are summarized in the table below:

<b>Drinking Water and Wastewater System</b>	<b>Minimum Lot Size in ETJ</b>	<b>Applicant Variance Request for Lot Size</b>	<b>Difference</b>
<b>Surface or Rainwater and Private Septic</b>	1.5 AC	1.189 AC	0.311
<b>Private Well for and Private Septic</b>	2.0 AC	1.189 AC	0.811

In order to qualify for a variance, an applicant must identify unique conditions or constraints on their property that would result in undue hardship if the City's ordinance is applied to the property as-is. The applicant for 11704 Crumley Ranch Rd submitted the following description of the property's hardship and reason for this variance request:

"This tract was created decades ago with the creation of the Fitzhugh Corners Subdivision as an outparcel that was not a part of the subdivision; but was created as a 1.189 acre tract. The current owner is needing to plat this tract to make it a legal lot. As such, regardless of water source, the City's minimum lot size in the ETJ is 1.5 acres if 11 rainwater or 2.0 acres if on a well. In either scenario, there's nothing that can be done to make this lot larger than it is, which is the size it was created in the 1970's or 1980's. This was not created by the current owner, but is how it has been for nearly 50 years.."

## Analysis of Surrounding Properties

The properties surrounding the site are in the ETJ include rural residential and open spaces land uses, with lot sizes above 1 acre. Properties that are directly contiguous to the site are located within the Fitzhugh Corners Subdivision, which was platted in 1985, and consists of 23 lots. Of these 23 lots, 21 lots are smaller than the subject property located at 11704 Crumley Ranch Rd (refer to Attachment 3). These lots are served by private wells and septic systems, per the original plat.

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Direction	Zoning District	Existing Land Use
North	ETJ	Single Family
East	ETJ	Open space
South	ETJ	Single Family
West	ETJ	Single Family

## Approval Criteria for Subdivision Variance (1.7.2-Subdivision Ordinance)

In order to meet the threshold for approval of a variance request, a variance application must meet the approval criteria set out in section 1.7.2 of the Subdivision Ordinance. The variance approval criteria and staff analysis of the subdivision variance application are presented below.

Subdivision Variance Approval Criteria	Staff Analysis of Subdivision Variance Application
<p>a. Granting the variance will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver will not prevent the orderly subdivision of other property in the vicinity</p>	<p>The subject parcel has existed in its current configuration since at least 1985 and appears to have functioned as a residential homesite with an existing well and septic system. The surrounding lots within the Fitzhugh Corners Subdivision are also served by private wells and septic systems. Granting the waiver would allow the platting of an existing parcel but would not introduce additional development intensity beyond historical patterns in the area. Based on available information, the waiver is unlikely to be detrimental to public health, safety, or</p>

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	welfare, or injurious to surrounding properties.
b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought, and are not applicable generally to other property; and	The property is a 1.189-acre reserve tract that was left unplatted when the Fitzhugh Corners Subdivision was created in 1985. Unlike the surrounding lots that were formally platted at that time, the subject tract remained a reserve parcel and now must be platted to comply with current development requirements. This historical circumstance is unique to the property and is not generally applicable to surrounding properties.
c. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; and	The subject parcel is constrained by its existing boundaries and surrounding properties. The tract cannot reasonably be expanded to meet the current ETJ minimum lot size requirements. Without the requested waiver, the property owner would be unable to plat the property and obtain building permits necessary to redevelop the site for residential use.
d. The variance will not in any manner vary the provisions of the Zoning Ordinance, Planned Development District Ordinance, or Comprehensive Plan, or any other adopted plan(s) or ordinance(s) of the City; and	The property is located in the City of Dripping Springs ETJ, where zoning regulations do not apply. The requested waiver relates only to subdivision standards required for platting the property and does not vary the provisions of the zoning ordinance, comprehensive plan, or other adopted plans.
e. An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein; and	Because the tract is already defined by existing property boundaries and adjacent development, there are no alternative subdivision designs that would allow the property to meet the minimum lot size requirements. The waiver would allow platting of an existing parcel while maintaining the established development pattern of the surrounding subdivision.
f. The waiver variance will enable the applicant to preserve more native trees, provide more open space, or ensure more wildlife preservation than would be possible complying with the strict mandates of this Chapter.	The waiver allows redevelopment of an existing homesite rather than requiring reconfiguration of surrounding property boundaries or additional land disturbance. Development of the tract would occur within an already established residential setting.

### Summary and Recommendation

**Staff recommends approval of the variance request, subject to the following conditions: the lot will be served by an advanced on-site sewage facility, and surface water or rainwater for drinking water purposes.**

### Public Notification

Notice was placed on the City Website and included on the posted agenda for the March 24 Planning and Zoning Commission meeting.

### Meetings Schedule

March 24, 2026 Planning & Zoning Commission

Note that the Planning & Zoning Commission makes the final decision for subdivision variances.

### Attachments

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Attachment 1 – Variance Application

Attachment 2 – Proposed Subdivision Plat

Attachment 3 – Fitzhugh Corners Subdivision Plat with Subject Property Shown Left Unplatted in Reserve

Recommended Action	Recommend approval of the requested subdivision variance
Alternatives/Options	Recommend denial of the subdivision variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A