



Dripping Springs Ranch Court

Planning Comission Workshop

October 28, 2025



Agenda

1. Team
2. Project Context
3. Proposed project



Location Map

Management Team

Managing Principal



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

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

Director of Land Investments



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

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

PROJECT CONTEXT

Site

Neighbors and Surrounding Community



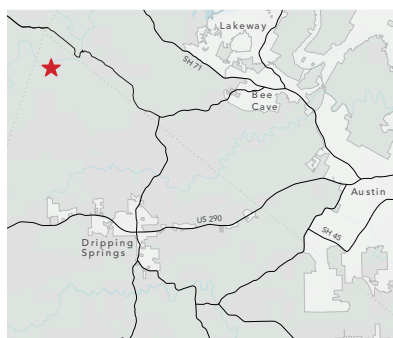
1. Hotel Courtyard by Marriot



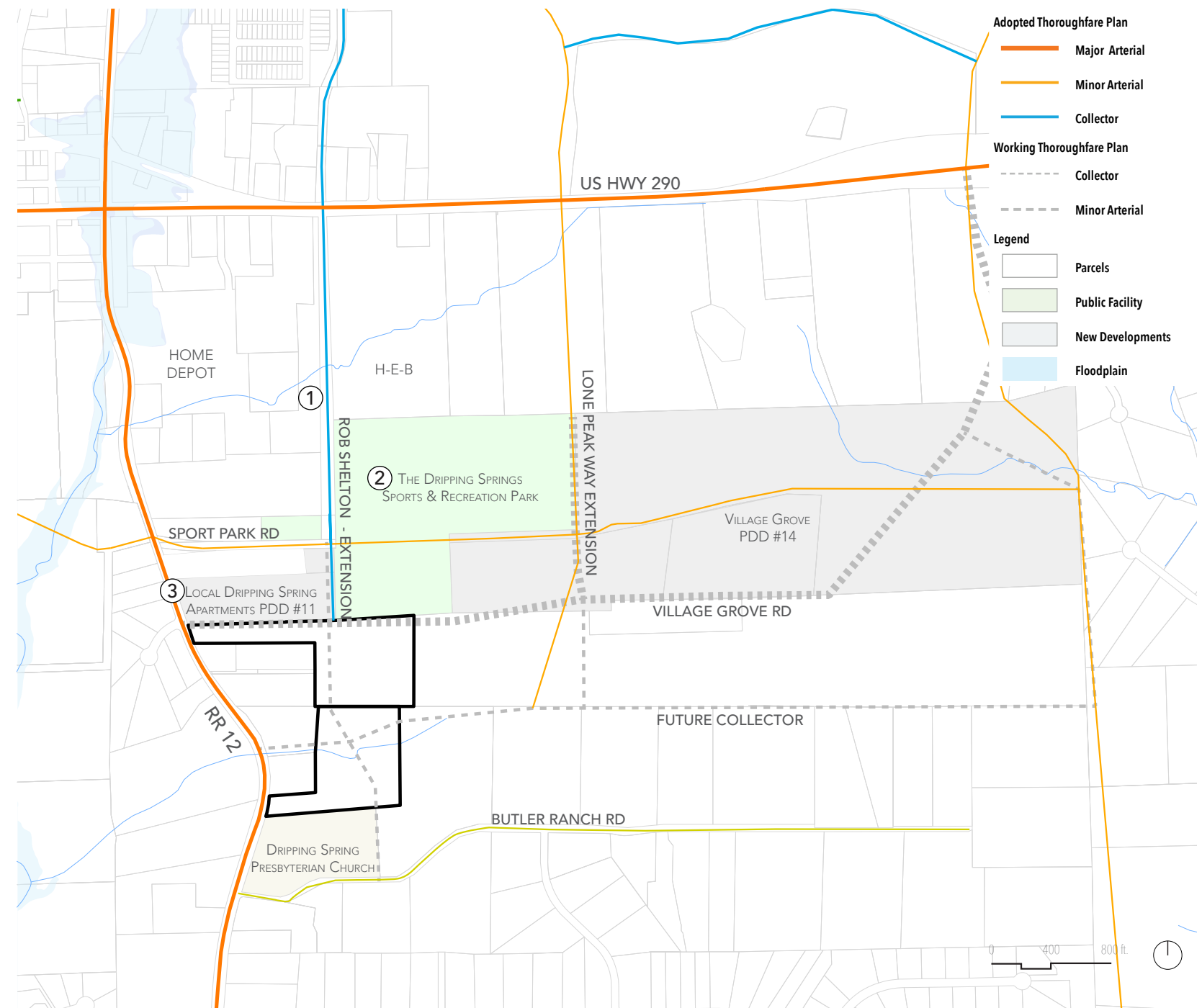
2. Sports & Recreation Park



3. Local Dripping Springs Apartments



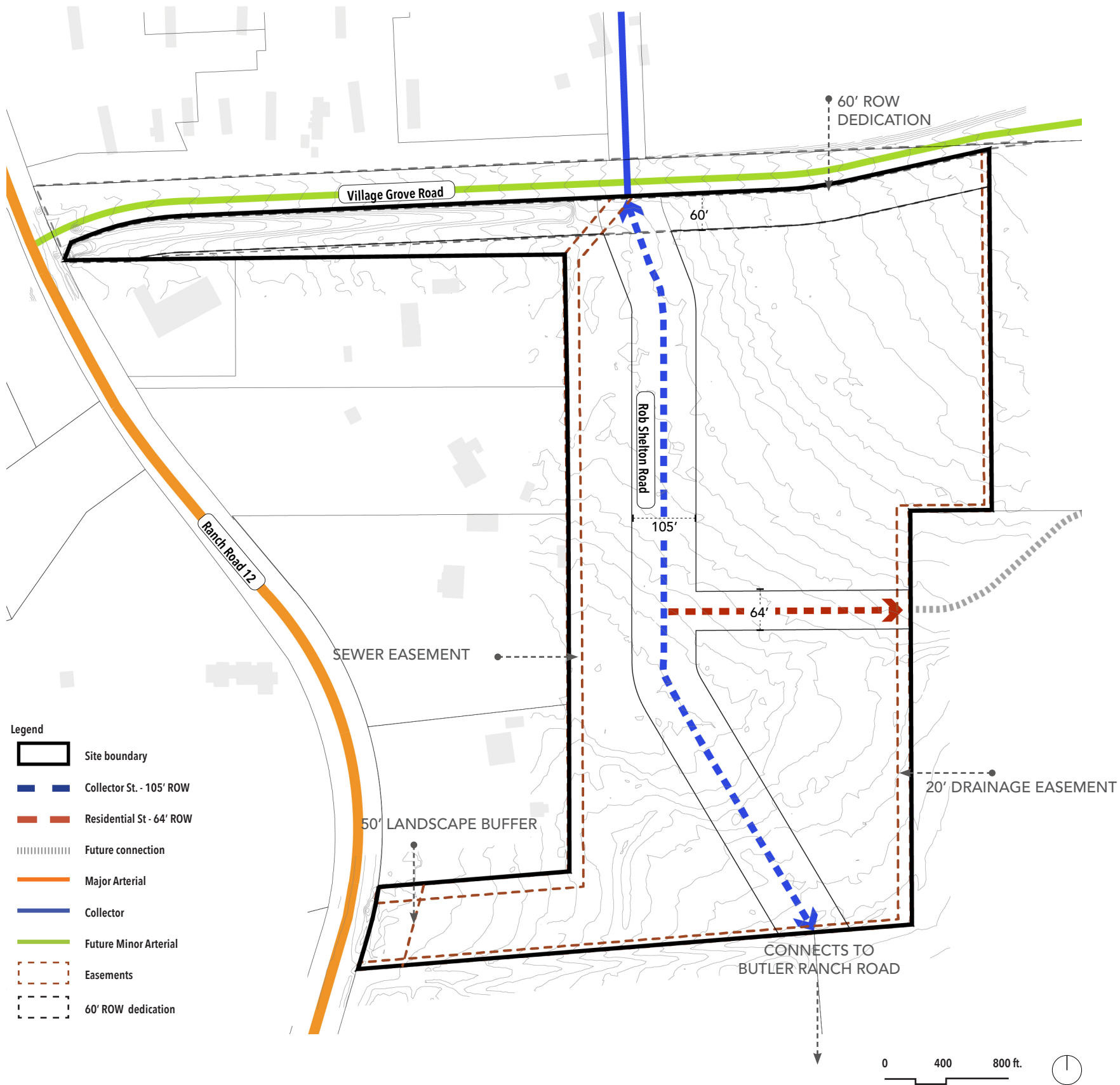
Location map



Context Transportation



Rob Shelton Road



Site Constraints

Site Constraints	
	Acres
Undevelopable Land	10.77
Developable Land	9.23
Site	20



Heritage tree



Sewer easement



Cluster of trees



Character precedents

Design intent



Local retail buildings that integrate color and context.



Local retail highlighting open space into its design.



Local Landscape trail



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



Gathering space within existing trees.



Pedestrian scale retail providing landscaped resting areas.

PROPOSED PROJECT

Goals & Metrics



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



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



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



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



Illustrative Plan

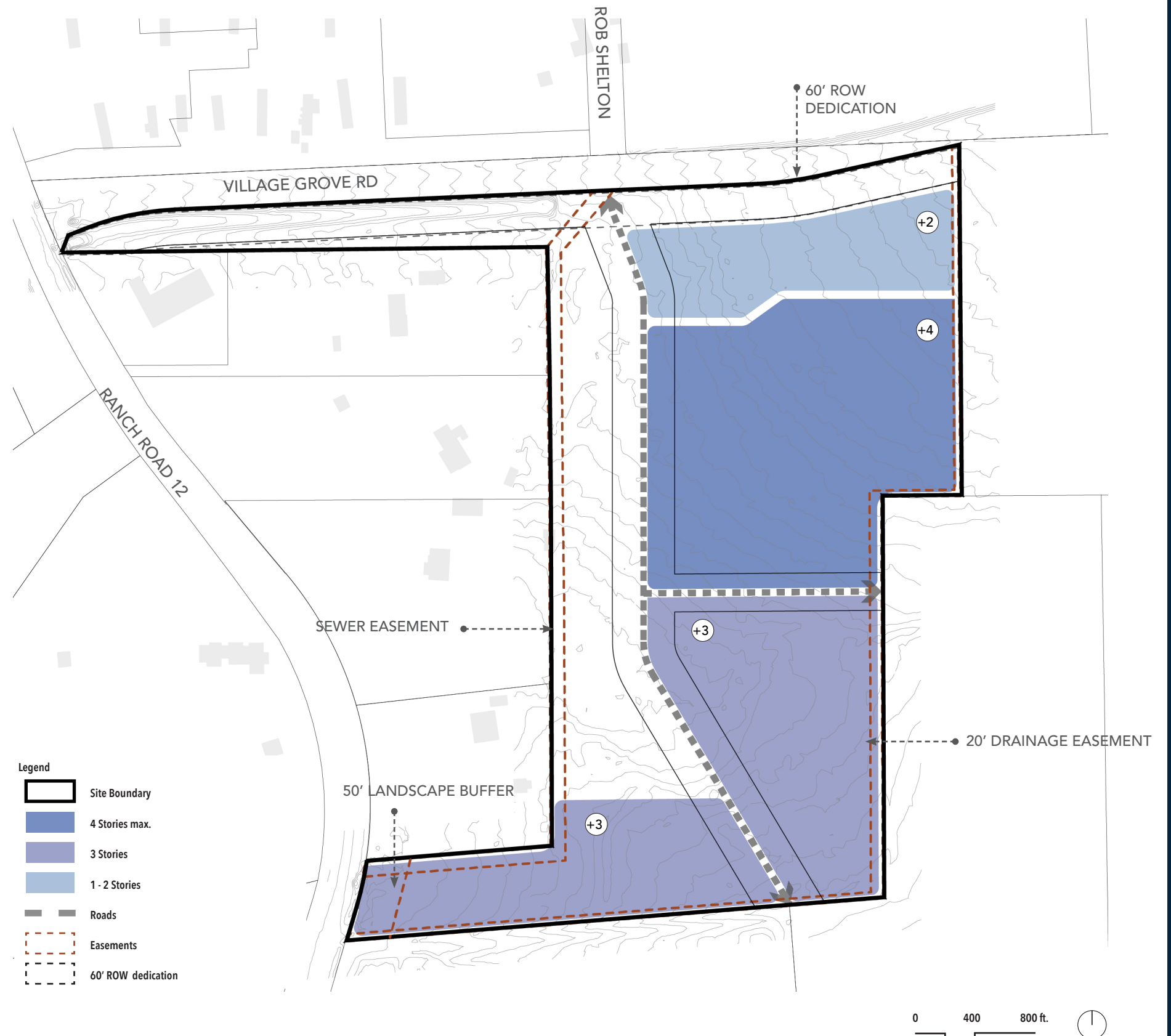
MASTERPLAN		
	QTY	Acres
MF Residential	296	7.8
Commercial	2	1.2
Natural open space		1.8
Detention area	2	0.9
Water quality	3	2.8
ROW		5.5
Total		20

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

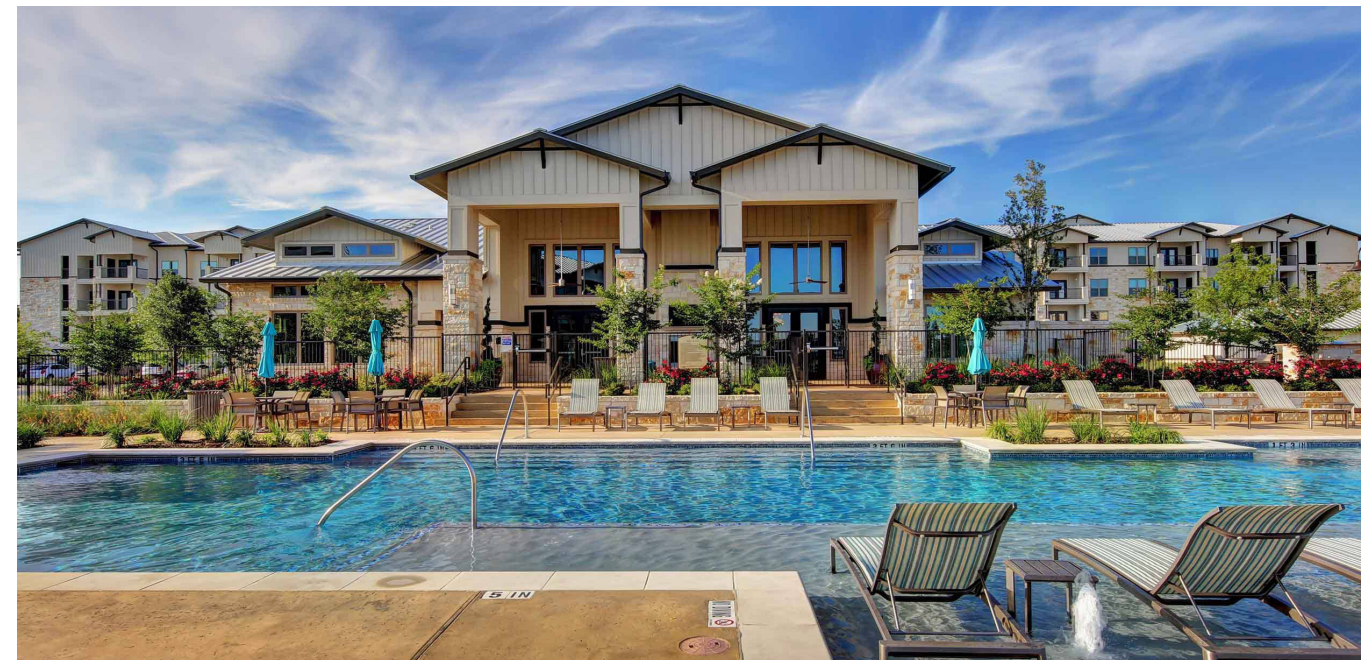


Site Heights

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



Character & Style



Retail / Amenity Area



1. Weaving existing vegetation into outdoor patio



2. Urban outdoor patio that enhances and integrates existing vegetation



3. Amenity center integrated with residential buildings



Open Spaces



1. Design to highlight existing trees.



2. Landscaping stream as a visual amenity



3. Designed pathways in between buildings.



