

Attachment 5- Support Letter

From: [Daniel Syptak](#)
To: [Sara Varvarigos](#)
Cc: [Planning](#)
Subject: Re: Rezoning Case ZA2025-002
Date: Monday, February 9, 2026 6:51:44 PM
Attachments: [image002.png](#)

Hi Sara,

I would like to retract my rezone / annexation denial request. Tri-point reached out and has provided satisfactory evidence they do not intend to increase density beyond what was already planned and shared. That was our main concern. I believe the homes they plan on building will be a style benefiting of the community.

Please let Tory and whoever else is relevant, that we do not oppose Tri Point building their planned 18 home development.

Kind regards,
Daniel

On Fri, Jan 23, 2026 at 9:03 AM Sara Varvarigos <SVarvarigos@cityofdrippingsprings.com> wrote:

Hello Mr. Syptak,

Thank you for reaching out to the City of Dripping Springs regarding the rezoning request for ZA2025-002.

Please see our answers to your questions below in green text.

Best regards,



Sara Varvarigos
AICP
Senior Planner

svarvarigos@cityofdrippingsprings.com
512.858.4725 City Hall

661 West Highway 290 • PO Box 384
Dripping Springs, TX 78620

cityofdrippingsprings.com

FRAUD ALERT: Several applicants have reported receiving fraudulent payment requests from individuals posing as City employees. Any invoice or request for payment from the City of Dripping Springs will not require a specific form of payment. If you receive a request for payment or invoice from an unknown source, or a request for payment or invoice appears fraudulent, please call Shawn Cox at (512) 858-4725. You can also reach out directly to the staff person who has been assisting you with your project or event. Payments are always accepted by mail to P.O. Box 384, Dripping Springs, TX 78620.

From: Daniel Syptak [REDACTED]
Sent: Friday, January 23, 2026 5:57 AM
To: Planning <planning@cityofdrippingsprings.com>
Subject: Rezoning Case ZA2025-002

Hello,

My family and I own the property adjacent to the property of 1604 Creek Rd. I saw the sign posted that said it is being reviewed for zoning change, and had a couple questions.

- 1) Will rezoning that property change my own lot's zoning? I am at 153 Ledge-top Ln – **Your property will remain in the ETJ and will not be affected by any zoning changes.**

- 2) I see on the website packet posted, that the change from Ag to Sf-2 would occur upon annexation into city limits. Would a rezone approval initiate/cause the annexation, and would that annexation into city limits incorporate our lot as well? **The annexation approval will initiate the zoning of the site. Your lot will not be annexed or zoned.**

- 3) Are there any site plan, concept plan, utility/water/wastewater plans available I can see? **You may download the Agenda packet for the Planning and Zoning Commission meeting on January 27, 2026 from [our website](#) – you may find the current preliminary concept plan and utility information within the Agenda Packet.**

- 4) I plan on attending the hearing on the 27th. Does the opportunity for community/public comment happen before or after the applicant's presentation? **There will be a public hearing after the applicant's presentation and the staff presentation, during which time members of the public will have the opportunity to share their comments about the requested zoning amendment.**

As I understand it, the rezoning from ag to SF-2 would make way for Tri Point to significantly increase the number of homes they can build, which would greatly erode the character of Creek Rd and the surrounding community. As such, I formally want to submit my request that the city deny this rezone request, as well as the annexation of this property into city limits. Thank you. **Your feedback is noted.**

Kind regards,

Daniel

Daniel Syptak

c: (972) 822-8144

e: [REDACTED]

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Daniel Syptak

c: (972) 822-8144

e: [REDACTED]

Sara Varvarigos

From: Planning
Subject: Records Request | ZA2025-002 (Creek Road zoning change to SF-2)

From: Dade Shields <[REDACTED]>
Sent: Thursday, January 8, 2026 10:13 PM
To: Planning <planning@cityofdrippingsprings.com>
Subject: Records Request | ZA2025-002 (Creek Road zoning change to SF-2)

Hello Planning & Development Department,

My name is Dade Shields, and my family and are moving immediately next door to the property involved in Case ZA2025-002.

I'm writing to submit public comment and to request the full application materials. I'm concerned about the proposed zoning change to SF-2 because it appears to increase allowable residential density and would further erode the rural, low-density character of Creek Road.

Could you please provide me with the following:

1. The current zoning designation of the subject tract and the proposed zoning (SF-2).
2. The total acreage of the tract being considered under ZA2025-002.
3. A clear "before vs. after" density comparison, including:
 - minimum lot size requirements,
 - the maximum number of lots/homes that could be created under current zoning vs SF-2
4. site plan, concept plan, utility/water/wastewater plans, tree/impervious cover etc.
5. Confirmation of the public hearing schedule

I plan to attend the hearings, and I respectfully request that the City deny this rezoning or require a lower-density alternative that better matches the existing Creek Road pattern and preserves the area's country character.

Thank you for your time and help. Please let me know the best way to access the full packet.

Sincerely,
Dade Shields