Attachment 2

Cypress Fork/Roger Hanks (Fellers Tract)

Request for SF-2 Zoning

> About Tri Pointe

> Proposed homes

January 27, 2026

About Tri Pointe Homes

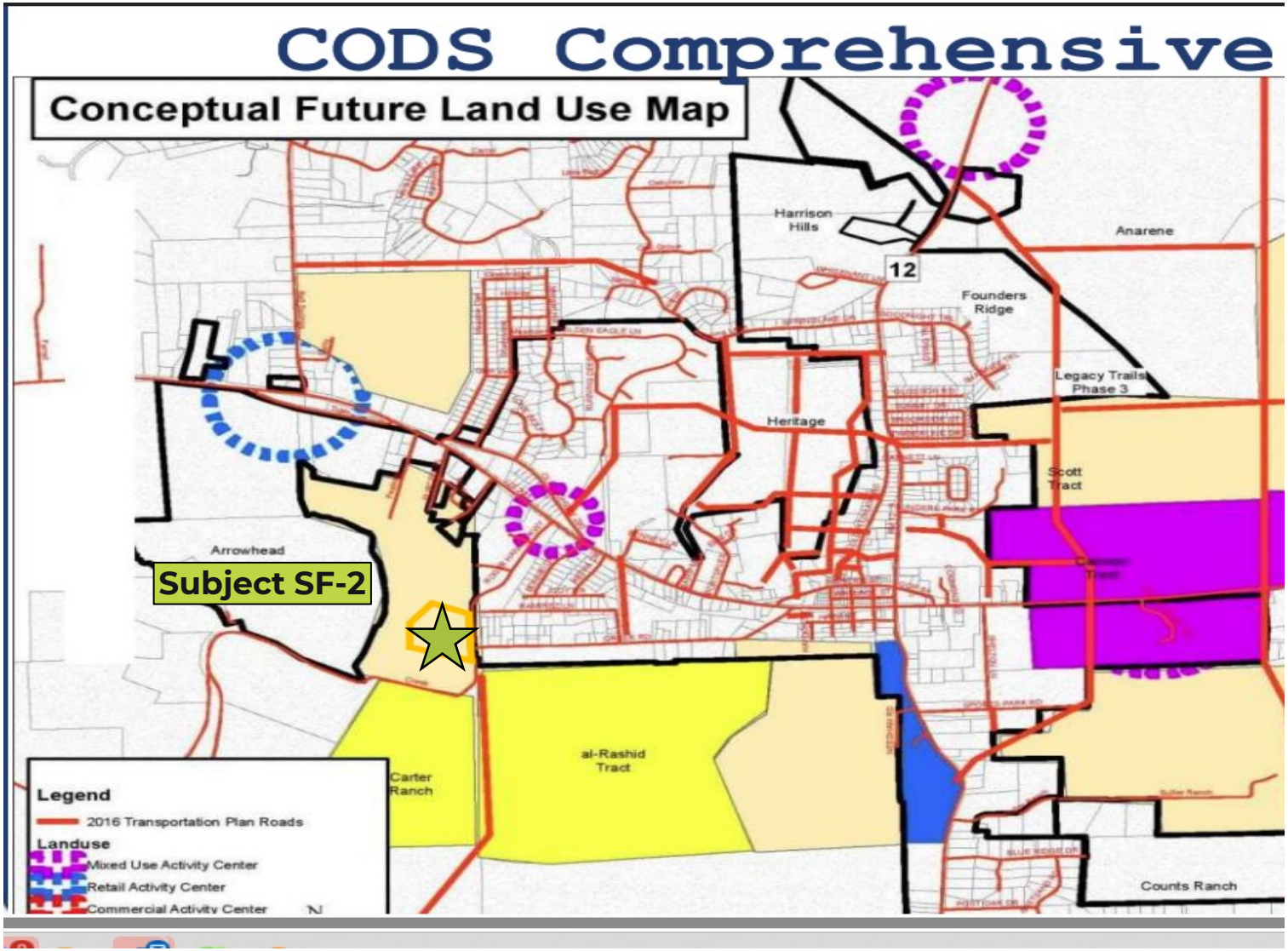
- **History of Tri Pointe**
  - Tri Pointe Homes acquired Trendmaker Homes in 2014, and is one of the largest homebuilders in the country.
  - Trendmaker operated in Texas beginning in 1971 and provided thousands of new homes to Texans, including homes in Headwaters and in Belterra.
  - Actively building in Heritage master plan community on RR12
- **Awards**
  - **Builder of the Year**: Awarded by "Builder and Developer Magazine" in 2019 and Builder Magazine 2015.
  - Recognized as one of the **100 Best Companies to Work for by Fortune Magazine in 2025**
  - Recognized as one of the **World's Most Admired Companies by Fortune Magazine in 2024**

Tri Pointe Existing and Proposed Communities in Dripping Springs

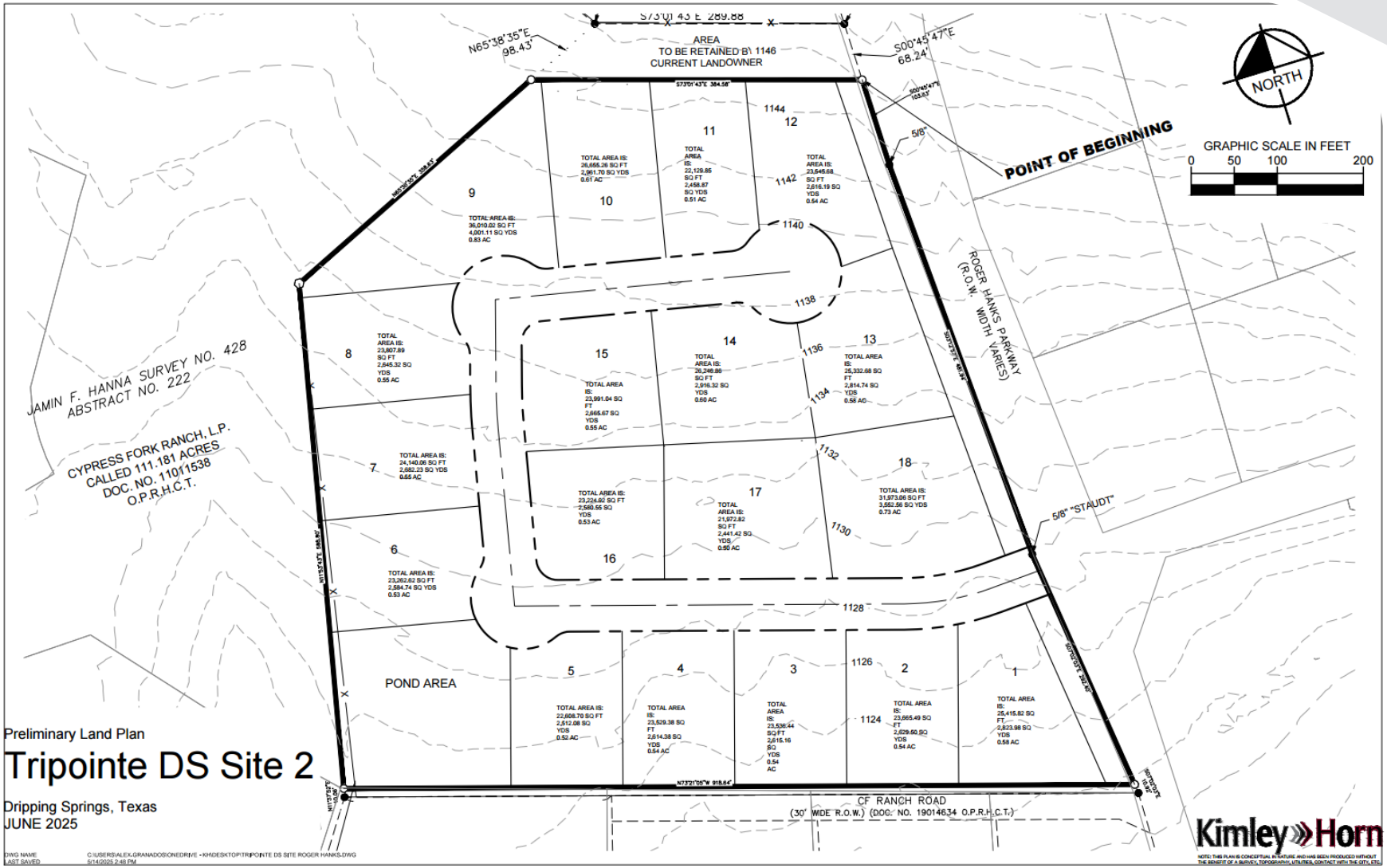
Summary Continued

- **Annexation**
  - ANNEX2025-002 and ZA2025-002
  - Subject property annexation request and zoning amendment will be reviewed and decided by City Council on February 17, 2026
- **Zoning**
  - Requested Zoning: **Moderate Density (SF-2)**
    i. **Compatible with neighboring zoning and uses**
    ii. **Aligns with City Comprehensive Plan Conceptual Future Land Use Map (Fellers Project area identified as Medium Density Residential**
    iii. **No variances requested. Typical city standards will be utilized**
- **Water and Wastewater**
  - Board of DSWSC approved the NSSA for water service on December 1, 2025
  - Wastewater Reservation Agreement secured LUE's, as well as 3rd party easement required to service the homes
- **Proposed Timeline**
  - Land Dev Start: **March-2027**
  - Finished Lots: **July-2027**
  - Home Construction Start: **July-2027**
  - Grand Opening: **Feb-2028**

Fellers Tract–FLUM & Comp Plan



Fellers Tract – Concept Plan



Large Lot Demand

- Large lots are in demand in Dripping Springs (lots greater than 10,000 sqft) have seen strong pricing and sales in subdivisions such as Caliterra and Headwaters.
- Supply of large lots in Dripping Springs is low, with Caliterra having an estimated 10 lots remaining in their current section, and only 21 in Headwaters
- Developing the Fellers Tract presents a new opportunity for home buyers desiring larger homes on larger lots
- Our planned 60' wide product on ½ acre lots will fill a high demand, low supply niche.
  - *Larger homes on larger lots have high sales values ($900k), thereby increased the assessed value of the property from its current Ag exemption to over $16M increase property tax revenues to the City of Dripping Springs.*

Proposed Product Examples

Square footages from 2950 – 4400 SF

PLAN NAME	SQ. FT.	# LVLS	# BRMS	BATH ROOMS
Elysia	2958	1	4	3.5
Aurelia	3257	1	4	3.5
Altura	3627	2	4	3.5
Echelon	4114	2	4	4.5
Zenith	4400	2	5	4.5

Shown product examples are currently built in Houston, TX, and will be modified for the Dripping Springs Market

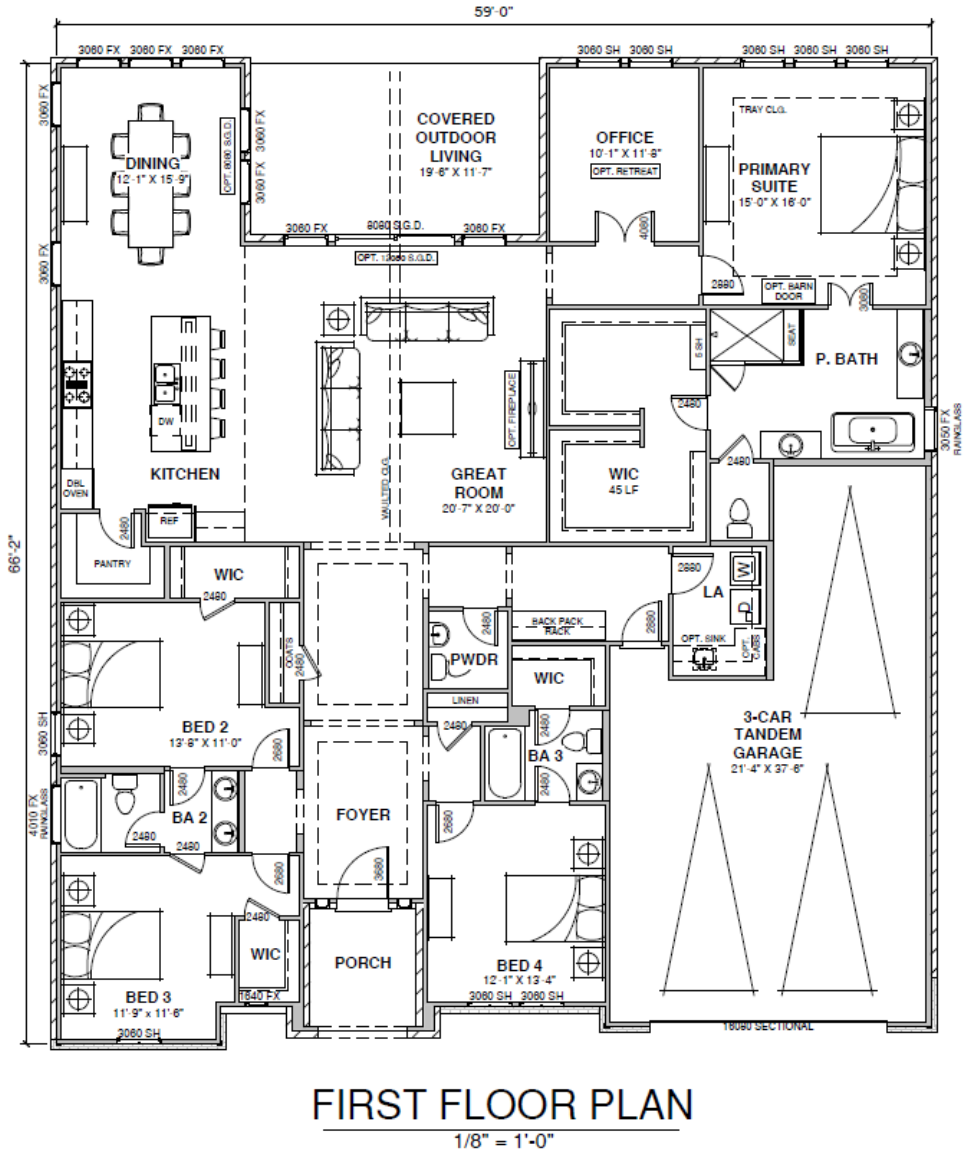
Planned Product Examples

Shown product examples are currently built in Houston, TX, and will be modified for the Dripping Springs Market

Planned Product Examples

Shown product examples are currently built in Houston, TX, and will be modified for the Dripping Springs Market

Draft Floorplans – Single Story



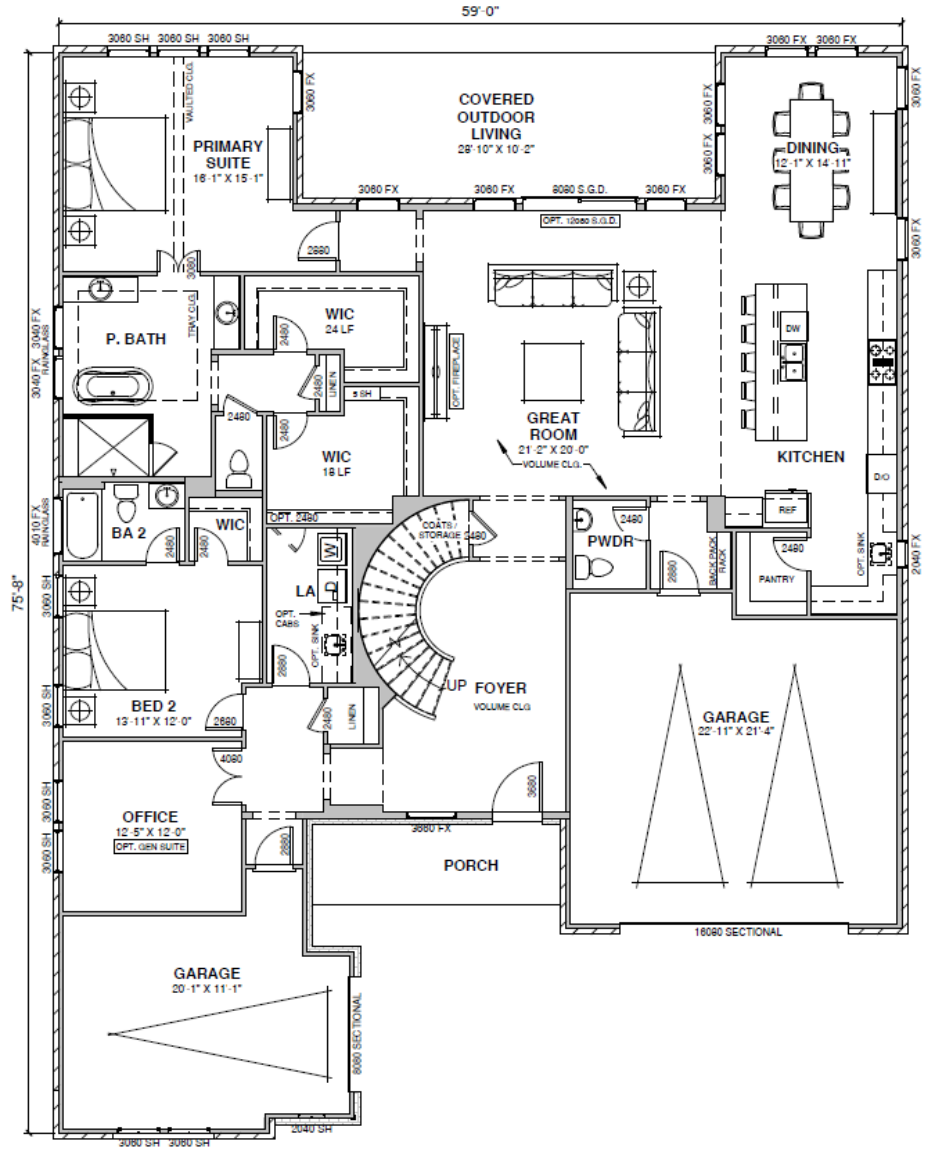
FIRST FLOOR PLAN
1/8" = 1'-0"

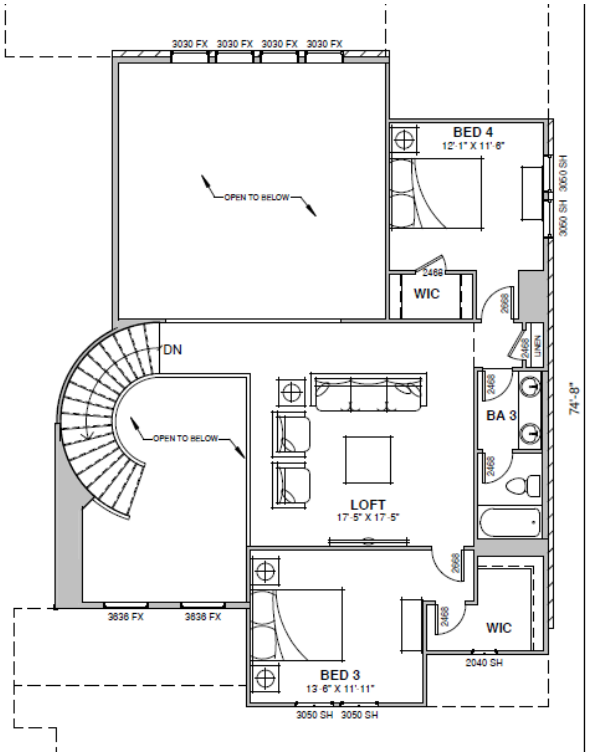
Plan 1

- *Single story*
- Target of 2,900 square feet
- 4 bedrooms, 3.5 baths
- 3-car tandem garage

Draft Floorplans – 2 Story

Tri Pointe Homes Austin
Roger Hanks
Dripping Springs, TX
January 2026





- **Plan 3**
  - *Two-story*
  - Target of 3,600 square feet, largest plan is ~4,400 SF
  - 4 bedrooms, 3.5 baths
  - 3-car garage
  - Spiral staircase

SF-2 Zoning Breakdown

- Current proposed land plan follows all City of Dripping Springs guidelines for SF-2 zoning which are outlined below, with **no variances requested.**

Table 2: Dimensional Standards for Development

Lot Dimensions*	
Minimum Area	0.50 Acres
Site Standards	
Maximum Height	40’
Maximum Height for Accessory Structures	25’
Impervious Cover Limits	40% Maximum
Setbacks	
Front	25’
Side	15’
Rear	25’
Roadway Buffer	35’ for Arterials, 25’ for Collectors

Thank you