



City Council Planning Department Staff Report

Planning & Zoning Commission Meeting:

February 17, 2026

Project No:

ZA2025-002

Project Planner:

Sara Varvarigos, AICP – Senior Planner

Item Details

Project Name:

Fellers Residential Project

Property Location:

1300 Creek Rd, Dripping Springs, TX 78620

Legal Description:

A0222 Benjamin F Hanna Survey, 14 Acres out of a 52.7742 acre tract

Applicant:

Pat Helgeson (Tri Pointe Homes)

Property Owners:

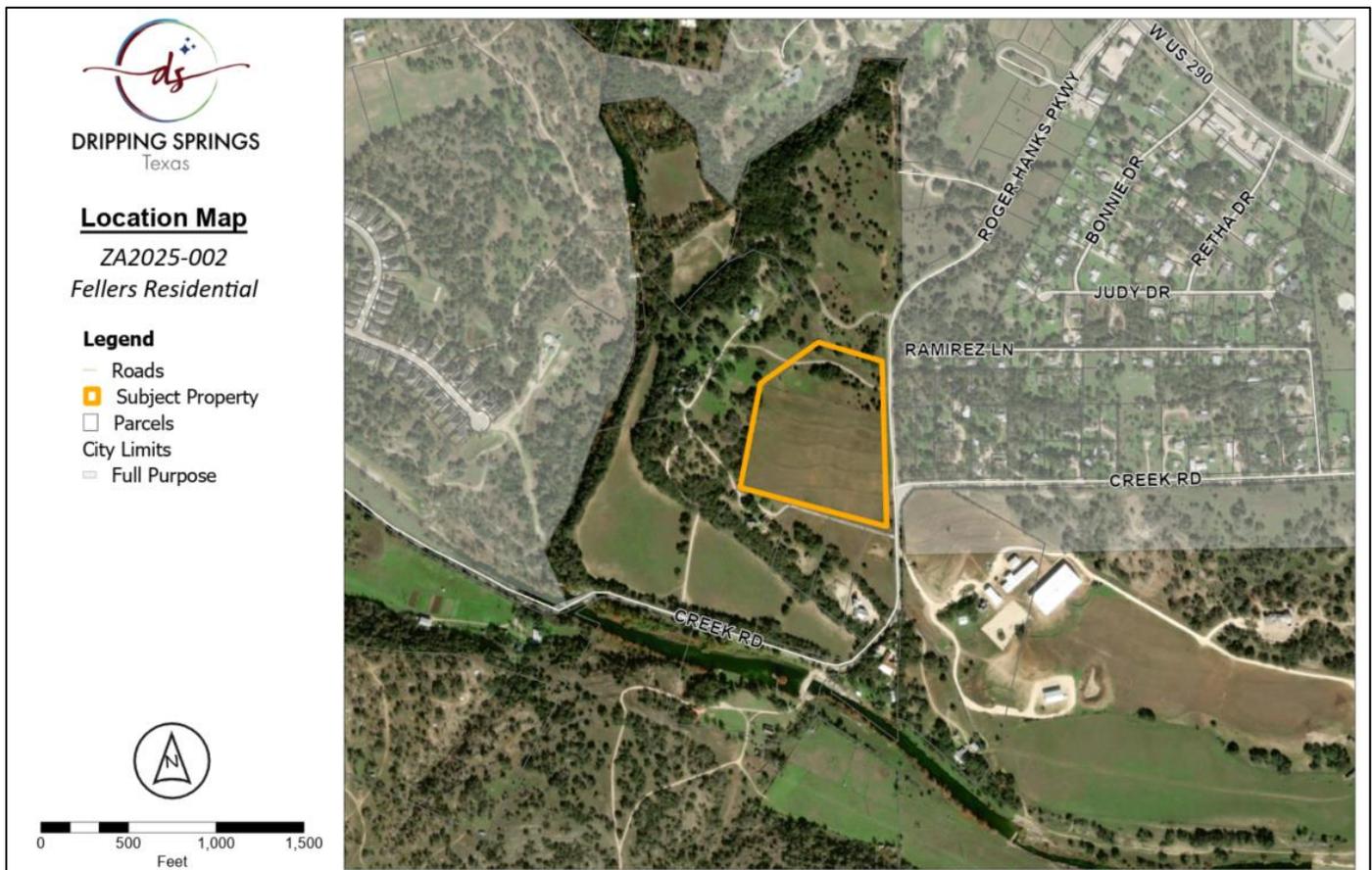
Cypress Fork Ranch, L.P.

Request:

Zoning Amendment from Agricultural (AG) to Moderate Density Residential (SF-2)

Recommendation:

Staff recommends approval of the zoning amendment.



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Overview

The applicants have submitted concurrent zoning map amendment (ZA2025-002) and annexation (ANNEX2025-002) applications for a 14-acre tract of land that is currently located within the City’s ETJ, along Creek Rd and Roger Hanks Pkwy. This 14-acre site is a portion of a larger 52-acre property owned by Ranch Forks L.P. (the Fellers property) and will become part of the overall Fellers Residential Development (refer to Attachment 1 and 2). If ANNEX2025-002 is approved, the property will automatically be zoned AG, per Ord.Ch.30.Exh.A.Sec.3.2.1. Therefore, the applicant is requesting a zoning map amendment ordinance for the 14-acre tract of land, from Agricultural (AG), to Moderate Density Residential (SF-2) (refer to Attachment 4).

The applicant intends to subdivide the property into 18 half-acre residential lots under the requested SF-2 zoning district (Attachment 2 – see Fellers Tract Concept Plan). This zoning district is consistent with the City’s Future Land Use Map, which designates this site as a medium density residential land use (Attachment 3). The requested SF-2 zoning district is also compatible with the existing land uses surrounding the site, which include various single-family and residential planned developments.

As discussed in the staff report for ANNEX2025-002, the current property owner currently holds 80 wastewater LUEs and has agreed to allocate the needed 18 wastewater LUEs for the subject 14-acre tract. In addition, the Dripping Springs Water Supply Corporation (DSWSC) Board approved a Non-standard Service Agreement (NSSA) for the provision of 18 drinking water LUEs to the Fellers site.

Approval of this zoning amendment request is an essential step toward facilitating the proposed development of the site. *Per Ch. 30 Exhibit A:*

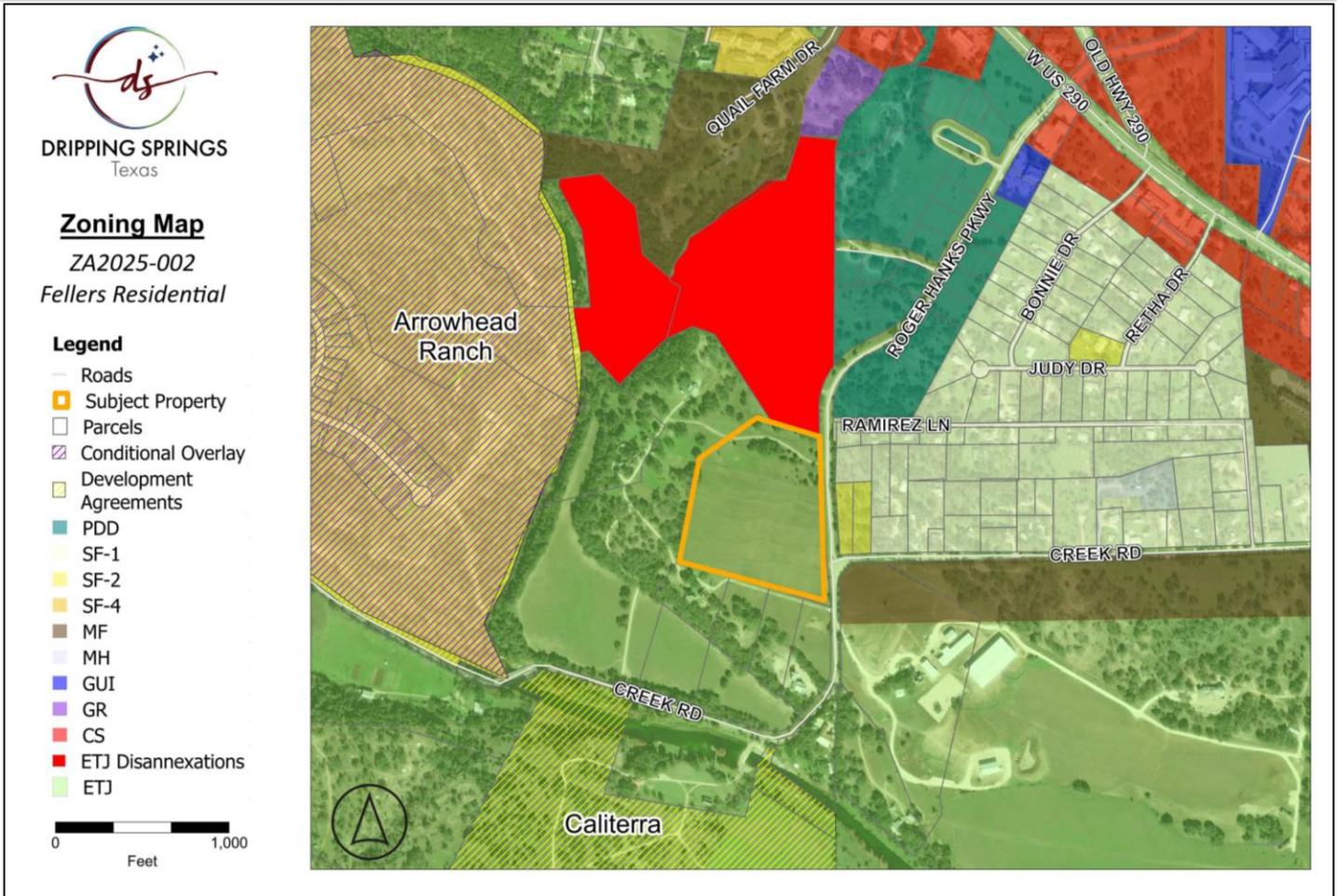
- **SF2 – Moderate Density Residential:** *The SF-2, single-family residential district is intended to provide for development of primarily moderate-density detached, single-family residences on lots of at least ½ acre in size. Those uses listed for the SF-2 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.*

Since the property is currently in the ETJ, staff finds it appropriate to compare ETJ standards with the requested zoning district, as presented in the table below.

Analysis of Existing and Proposed Zoning			
	ETJ	SF-2 (Proposed Zoning)	Differences between ETJ & SF-2
Max Height	Unrestricted	40 feet (Main) 25 Feet (Accessory)	SF2 is restricted to 40 feet
Min. Front Yard Setback	10 feet	25 feet	SF2 is 15 feet more
Min. Side Yard Setback	5 ft	15 feet	SF2 is 10 feet more
Min. Rear Yard Setback	5 feet	25 ft	SF2 is 20 feet more
Min. Lot Size	0.75 acres*	0.5 acres*	SF2 0.25 acres less
Impervious Cover	35%	40%	SF2 is 5% more
Number of Uses Permitted by Right	Unrestricted	17	No land use restrictions in the ETJ
Landscaping	Tree preservation (35% standard and 100% heritage and mitigation)	Tree preservation (35% standard and 100% heritage and mitigation) plus street tree planting, and landscape buffers	SF-2 will require street tree planting (2 per lot) and 35 ft landscape buffers along arterials
*Assumes connection to public sewer			

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Analysis of Surrounding Properties



Analysis of Surrounding Properties			
Direction	Zoning District	Existing Use	Future Land Use
North	Unincorporated Area Disannexed from the ETJ, PDD (Planned Development District #15-“New Growth”)	Vacant	PDD #15 includes Duplex, Cottage, and Townhome development with Commercial land use along US 290
East	SF-1, SF-2, MF	Single Family Residential, Vacant	Single Family and Multifamily
South	ETJ, Caliterra Development Agreement	Single Family	Single Family
West	ETJ, SF-2-CO (Arrowhead Ranch Development Agreement)	Vacant, Single Family	Single Family

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Existing SF-2-Zoned Properties



DRIPPING SPRINGS
Texas

SF-2 Zoning Map

ZA2025-002

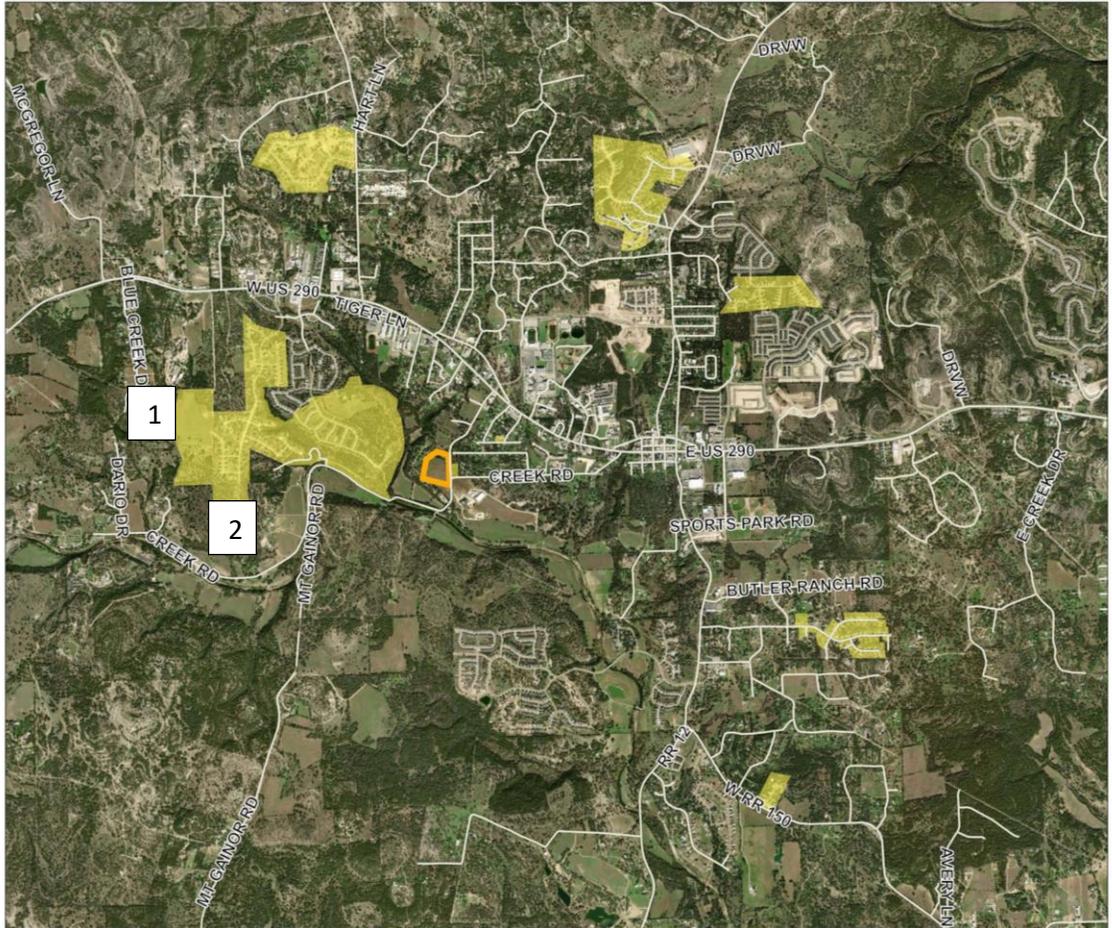
Fellers Residential

Legend

- Roads
- Subject Property
- SF-2



0 1
Miles



Major SF-2 Zoning District Areas	Description	Approximate Area	Existing Use
1	Undeveloped SF-2 area west of Bunker Ranch (i.e. Hardy Tract)	79.61 Acres	Vacant
2	Undeveloped SF-2 area south of Bunker Ranch (Outlook at Bunker Ranch, i.e. Florio Tract)	18.25 Acres	Vacant

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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 amendment is considered appropriate in the context of the surrounding area, which includes various types of residential land uses that are compatible with the proposed single family Fellers residential project.
2. their relationship to the general area and the City as a whole;	The change supports the city's goals for development in this area, aligning with the city's Future Land Use Plan for a moderate-density residential land use at this location (City of Dripping Springs Comprehensive Plan, attachment 3).
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;	<p>The current property owner currently holds 80 wastewater LUEs and has agreed to allocate the needed 18 wastewater LUEs for the subject 14-acre tract. (refer to ANNEX-2025 staff report).</p> <p>On November 17, 2025, the Dripping Springs Water Supply Corporation (DSWSC) Board approved a Non-standard Service Agreement (NSSA) for the provision of 18 drinking water LUEs to the Fellers site (refer to ANNEX-2025 staff report).</p>
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>Currently undeveloped SF-2-zoned property is located northwest of the project site, in 2 areas:</p> <ol style="list-style-type: none"> 1. Undeveloped 79.61 acre area west of Bunker Ranch (R15103, i.e. "Hardy Tract" owned by P & H Family Limited Partnership #1) 2. Undeveloped SF-2 area south of Bunker Ranch (R14993, i.e. "Outlook at Bunker Ranch", the Florio Tract) <p>Both areas are in the permitting process for future development.</p>
5. 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 area has primarily been developed for single family residential use in the past decade.
6. 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 reinforce the existing and planned single family residential characteristics of neighboring areas. The scale of the proposed zoning amendment is unlikely to negatively impact other areas designated for similar development.
7. 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 SF-2 zoned parcels in proximity to this proposed residential development.

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8. any other factors which will substantially affect the public health, safety, morals, or general welfare.

The proposed change supports public welfare by enhancing access to housing, and demonstrates compatibility with surrounding residential uses, minimizing any adverse impacts on adjacent properties.

Additional Staff Analysis

Rezoning the 14-acre property to SF-2 supports future single family residential development of the site, which will comply with the City's Comprehensive Plan. The proposed zoning change offers an opportunity to provide additional housing options to residents while ensuring compatibility with neighboring properties and land uses. The zoning change and proposed residential land use is further supported by wastewater and drinking water LUE reservation agreements with the City and the DSWSC, respectively (refer to ANNEX2025-002 staff report).

Staff Recommendation

At their regular meeting on January 27, 2026, the Planning & Zoning Commission voted unanimously to recommend approval of this request. The Commission also requested clarifications on the implementation timeline of the municipal wastewater service agreement and potential interim measures for providing wastewater services to the 14-acre property.

Staff recommends **Approval** of the zoning amendment as presented.

Council Review:

2.35.1 Every application or proposal which is recommended for approval or approval with conditions by the P&Z shall be automatically forwarded, along with the P&Z's recommendation, to the city council for setting and holding of public hearing thereon following appropriate public hearing notification, as prescribed in subsection 2.32. The city council may then approve the request, approve it with conditions, or disapprove it by a simple majority vote of the city council members present and voting, except where super majority is required as listed below.

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. As of the time of posting of this report, one letter in support and one letter in opposition of the request has been received (Attachment 5).

Attachments

Attachment 1 – Zoning Amendment Application (including Exhibit D- April 2022 WW LUE reservation agreement)

Attachment 2 – Applicant Presentation and Fellers Conceptual Plan

Attachment 3 – City of Dripping Springs Comprehensive Plan (Future Land Use Map)

Attachment 4 – Proposed Zoning Amendment Ordinance

Attachment 5 – Public Comments

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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:	<p>The City received one support letter and one opposition letter as of the date of posting of this report (refer to Attachment 5).</p> <ul style="list-style-type: none">• Support letter: The author expressed support for the density and style of homes planned for the Fellers tract, following initial concerns and a request for additional information about the project. The letter states: “ ...Tri-point reached out and has provided satisfactory evidence that 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 of a style benefiting the community.”• Opposition letter: The author noted concerns about increased density in this area, and requested a lower density zoning that “..better matches the existing Creek Road pattern and preserves the area’s country character. ”
Enforcement Issues:	N/A