

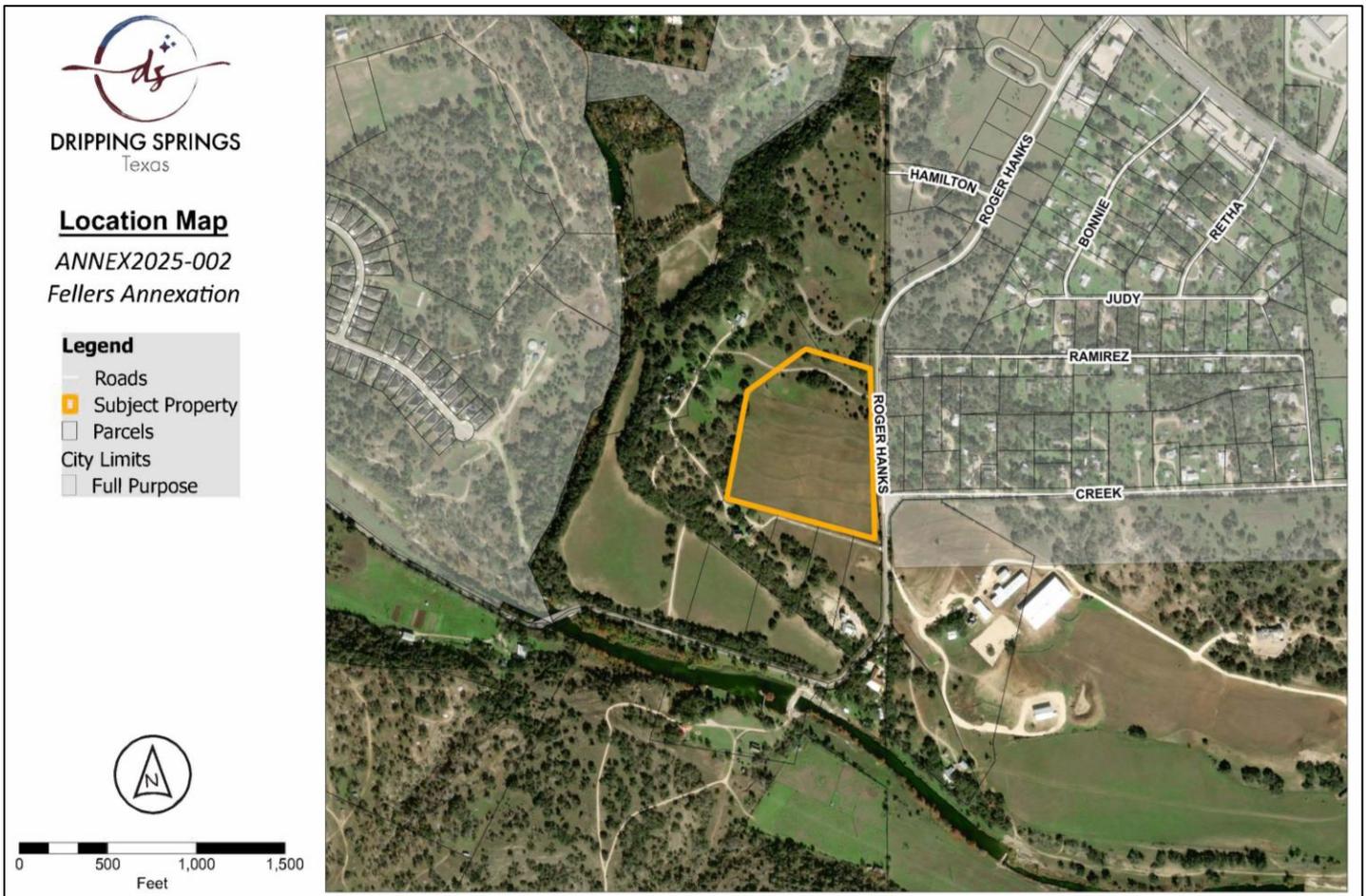


City Council Planning Department Staff Report

City Council Meeting: February 17, 2026
Project No: ANNEX2025-002
Project Planner: Sara Varvarigos, AICP, Senior Planner

Item Details

Project Name: Fellers Residential Project
Property Location: 1300 Creek Road, 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: Request for voluntary annexation and a zoning amendment to SF-2 upon approval of annexation request.



Planning Department Staff Report

Overview

The applicant requests annexation of approximately 14 acres of land, located along Creek Rd and Roger Hanks Pkwy, into the City Limits. This 14-acre site is a portion of a larger 52-acre property owned by Ranch Forks L.P., and will become part of the overall Fellers Residential Development (refer to Attachments 1 and 2).

The property owner signed an Annexation Municipal Services Agreement with the City of Dripping Springs, which includes the provision of wastewater services (refer to Attachment 3). The property owner currently holds 80 wastewater LUEs from the City of Dripping Springs (Attachment 3- Exhibit B) and has agreed to allocate 18 LUEs to the 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 (refer to Attachment 4).

The applicant also proposes zoning the site to SF-2, Moderate Density Residential, following approval of the annexation request. This zoning district is consistent with the City Comprehensive Plan Conceptual Future Land Use Map, adopted in 2016, which identifies the Fellers Project area as “Medium Density Residential” (refer to ZA2025-002 agenda packet and attachments).

Annexation and Zoning Schedule

December 2, 2025 – City Council took action on moving forward with the proposed annexation, allowing staff to negotiate the municipal services agreement.

January 27, 2025 – The Planning & Zoning Commission conducted a public hearing and recommended the proposed zoning designation of SF-2. 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.

February 17, 2026 – City Council will conduct a public hearing for annexation of the property, consider the municipal services agreement and an annexation ordinance.

February 17, 2026 – If annexation is approved, City Council will conduct a public hearing and consider proposed zoning designation of SF-2.

Public Notification

Notice was published for the annexation Public Hearing, as well as the proposed rezoning in accordance with the City’s Code of Ordinances, as well as State Law.

Annexation Benefits & Detriments

Benefits to the City for Annexation:

- Aligns with City Comprehensive Plan Conceptual Future Land Use Map
- Landscaping Ordinance Applies
- Lighting Ordinance Applies
- City Property Tax
- Land Use Control

Detriments to the City for Annexation

- No significant detriments noted - the proposed annexation and land use aligns with City Comprehensive Plan

Planning Department Staff Report

ETJ Annexation Comparison

	ETJ	City Limits (SF-2)
Impervious Cover	35%	40%
Landscaping	Tree preservation (35% standard and 100% heritage) and mitigation apply	Tree preservation (35% standard and 100% heritage), mitigation, street tree planting (2 per lot), and landscape buffers (25-30 ft) apply
Lighting Ordinance	Does not apply (unless variance requested)	Applies
City Property Tax	Does not apply	Applies
Land Use Control	None	Limited to Single-Family
Building Height	Unrestricted	Max 40 ft for main building

Attachments

- Exhibit 1: Annexation Request
- Exhibit 2: Applicant Presentation and Concept Plan
- Exhibit 3: City Annexation and Municipal Service Agreement
- Exhibit 4: DSWSC NSSA LUE Reservation Agreement
- Exhibit 5: Annexation Ordinance

Recommended Action:	Staff recommends approval of the annexation.
Alternatives/Options:	Refusal of the proposed annexation.
Budget/Financial Impact:	None calculated at this time, however, those properties in the city limits will be subject to property taxes.
Public Comments:	The City received one public comment in support and one public comment in opposition to the proposed annexation and zoning of the property, as noted in the staff report for ZA2025-002.
Enforcement Issues:	N/A