City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME___ANN & SHAWN CONNOLLY _____

STREET ADDRESS____315 HAYS STREET_____

CITY___DRIPPING SPRINGS _____STATE___TX_____ ZIP CODE ____78620__

PHONE___WITHELD _____ EMAIL__[redacted]

APPLICANT NAME____RUSSELL R COLLINS , ON BEHALF OF CONNOLLY'S _____

COMPANY _____RESOLVEDESIGNS LLC_____

STREET ADDRESS_____

CITY____DRIPPING SPRINGS_____STATE_____TX_____ ZIP CODE _____78620__

PHONE____512-426-2103_____ EMAIL___[redacted]

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION OR MAP

☒ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT POLICIES REFLECTED WITHIN THE COMPREHENSIVE PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	ANN & SHAWN CONNOLLY
PROPERTY ADDRESS	315 HAYS STREET
CURRENT LEGAL DESCRIPTION	WT CHAPMAN #3 9-2210-18-09 LTS 1-2 & W PT OF 3,10,11,12 BLK 3
TAX ID#	R 23580
LOCATED IN	X CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-4
REQUESTED ZONING/AMENDMENT TO PDD	O-HO-CO
REASON FOR REQUEST *(Attach extra sheet if necessary)*	PROPOSED OCCUPANCY USE AS A PROFESSIONAL OFFICE, OPERATIONAL BUSINESS HOURS FROM 9AM-6PM
INFORMATION ABOUT PROPOSED USES *(Attach extra sheet if necessary)*	MULTIPLE PARCELS NEARBY ARE ZONED FOR GR, LR, AND CS. ALLOWING THIS OFFICE "O" USE OCCUPANCY , WILL BE COHESIVE WITH THE OVERALL MASTER FUTURE LAND USE FOR HISTORIC HAYS STREET DISTRICT.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

X YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Russell R Collins, ResolveDesigns LLC is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. 1976, Pg. 236.)

Ann Connolly and/or Shawn Connolly
Name

Property Owner
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on the 23rd day of September, 2026 by Keely K. Odell.

Keely K. Odell
Notary Public, State of Texas

My Commission Expires: 5-17-2029

KEELY K. ODELL
MY COMMISSION EXPIRES
05-17-2029
NOTARY ID: 5476246

Shawn Connolly
Name of Applicant

ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. ***Incomplete submissions will not be accepted.*** *By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*

Applicant Signature

9/21/26
Date

CHECKLIST

STAFF	APPLICANT		
☐	☑	Completed Application Form - including all required signatures and notarized	
☐	☑	Application Fee-Zoning Amendment or PDD Amendment (*refer to Fee Schedule*)	N/A
☐	☑	PDF/Digital Copies of all submitted Documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**	
☐	☑	Billing Contact Form	
☐	☑	GIS Data	
☐	☐	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings *(required if marked "Yes (Required)" on above Lighting Ordinance Section of application)*	
☐	☑	Legal Description	
☐	☑	Concept Plan	
☐	☑	Plans	
☐	☑	Maps	
☐	☐	Architectural Elevation	N/A
☐	☑	Explanation for request (*attach extra sheets if necessary)*	
☐	☑	Information about proposed uses (*attach extra sheets if necessary)*	
☐	☐	Public Notice Sign (*refer to Fee Schedule*)	
☐	☑	Proof of Ownership-Tax Certificate or Deed	
☐	☐	Copy of Planned Development District (*if applicable*)	
☐	☐	Digital Copy of the Proposed Zoning or Planned Development District Amendment	

Received on/by:

_____

Project Number: _____-_____
Only filled out by staff

DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: 315 HAYS STREET PROFESSIONAL OFFICE

Project Address: 315 HAYS ST. DRIPPING SPRINGS, TX, 78620

Project Applicant Name: RUSSELL R COLLINS, ON BEHALF OF ANN & SHAWN CONNOLLY

Billing Contact Information

Name: ANN & SHAWN CONNOLLY

Mailing Address: 305 POCO RANCH RD

DRIPPING SPRINGS, TX 78620

Email: [redacted] Phone number: WITHELD

Type of Project/Application (check all that apply):

- ☐ Alternative Standard
- ☐ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☐ Variance
- ☒ Zoning
- ☐ Other_____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. ***Please see the online Master Fee Schedule for more details.*** *By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

Russell R. Collins

Signature of Applicant

9/21/26

Date

PLANNING AND ZONING COMMISSION
OCT. 27 , 2026

INTRODUCTIONS TO TEAMS

OWNERSHIP TEAM

ANN & SHAWN CONNOLLY

VISION :

Provide additional professional office opportunities to the Dripping Springs market.

A thoughtfully curated Adaptive Reuse of residential property to a professional environment, combining beautiful architecture located in the Hays Street Historic District

Historic Hays Street District is starting to become a defined destination.

This unique project will bring business tax revenue to City of Dripping Springs.

Residential values and neighboring parcels will achieve higher real estate value with updated zoning uses.

WHO WE ARE :

We own multiple parcels of land, live and work in Dripping Springs.

We are committed to this city and have had 3 children graduate from Dripping Springs ISD

We also are proud grandparents to 4 children in DSISD.

We are dedicated to this community and fostering the right growth in our city.

Ann's father, James Polkinghorn, designed and rebuilt the current house, after the original 1940's house burnt down in 2007.

This house was the first house to be connected to Hays Street sewer connection in the late 2000's

DEVELOPMENT TEAM

RESOLVECOMPANIES LLC | RUSSELL & DANIELLE COLLINS

BUSINESS BIO

A trusted authority in Commercial Development Advisory, Investor + Owner Representation and Design + Project Management

Over 50 years of combined expertise in creating innovative, community-aligned real estate developments; generating long-term value for all stakeholders.

DSTX PROJECT PORTFOLIO

Belterra Commercial, multiple commercial tenant spaces.

Old Fitzhugh Road. Revitalization parcels

Multiple DSTX Commercial Tenant Spaces

Land & CRE Development Advisory , Multiple Private Owners & Brokerages

WHO WE ARE :

ResolveCompanies LLC, parent company of ResolveDesigns LLC, has been based in Dripping Springs since 2009.

Russell is the Vice Chair of DS Economic Development Council,
Vice President of DSISD Bond Advisory Committee,
A member of Chamber of Commerce's Leadership; Class 8 OCHO,
a past member of TIRZ

We are very committed to this city and have 2 middle school children.

We are dedicated to this community and fostering the right growth in our city.

We offer internships to high school students wanting to learn CRE development, architecture and interiors.

HISTORIC HAYS STREET
PROFESSIONAL OFFICE



PRESENTED BY: RESOLVEDESIGNS LLC

OFFERED BY: ANN & SHAWN CONNOLLY

RESOLVEDESIGNS LLC
DEVELOPMENT + PLANNING

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OWNER / CLIENT

CONNOLLYS
LAND OWNER

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DRIPPING SPRINGS, TX 78620

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MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS
LEED-AP, AIA-A, PME
MANAGING PRINCIPAL
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ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

HISTORIC HAYS STREET PROFESSIONAL OFFICE

315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	09.18.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
PROJECT INTRODUCTION

SHEET NUMBER

A.1

315 HAYS STREET | DRIPPING SPRINGS' HISTORIC HAYS STREET DISTRICT

HISTORIC CONTEXT : ORIGINAL BUILING ON SITE WAS THE MT. GAINOR CHURCH, circa 1940s
Original on site building was a little church office building from the Mt. Gainor Rd. congregation, where a plaque currently states it was relocated to 315 Hays Street in the late 1940's. The church house was owned by Wayne and Marlene Smith.
The Connollys purchased the house from the Smith's and raised their 3 children.

In 2007, unfortunately, the house burned and the Connollys' father, James Polkinghorn re-designed the current house and fits the exact same footprint of the original church house.

HAYS COUNTY APPRAISAL DISTRICT MAP





ASSET REFERENCE:
ADDRESS: 315 HAYS STREET, DRIPPING SPRINGS, TX. 78620
LEGAL DESCRIPTION: WT CHAPMAN #3, 9-2210-18-09, LTS 1-2, & W PT OF 3,10,11,12 BLK3
ACREAGE : 0.3 ACRES
ZONING : CURRENT : SF-4
REQUESTED AMENDED ZONING TO : L.R. [LOCAL RETAIL]
MUNICIPALITY : DRIPPING SPRINGS, TX | CITY LIMITS FULL PURPOSE
PARCEL ID#'S : R23580
ELEVATION : FLAT GRADE @ APPROX 1140 FT
LAT: | LONG. : 30.190491392677046, -98.09061426475444

RESOURCE # H10

HISTORIC RESOURCE INVENTORY FORM
Hays Street Historic District
Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 315 Hays St	
CITY Dripping Springs	
COUNTY Hays	**STATE** TX
HISTORIC NAME N/A	
CURRENT NAME N/A	
LAT 30.190470	**LONG** -98.090596
PARCEL # 23580	
LEGAL DESCRIPTION W T Chapman #3 9-2210-18-09 Lts 1-2 & W Pt Of 3,10,11,12 Blk 3 0.30 Ac. Geo#790403774	
OWNER NAME Connolly Shawn L & Ann A	
OWNER ADDRESS 305 Poco Ranch RD Dripping Springs, TX 78620	
HISTORIC USE N/A – Not historic-age	
CURRENT USE Domestic/Single Dwelling	



ARCHITECTURAL INFORMATION

CATEGORY [X] Building [ ] Site [ ] Structure [ ] Object	**ACREAGE** 0.3
ARCHITECTURAL STYLE(S) New Traditional – Craftsman	
NO. OF STORIES 2	**PLAN** rectangular
ROOF TYPE cross gable	**ROOF MATERIAL** corrugated metal
WALL CLADDING hardie plank, stone	**WINDOWS** [ ] Historic [X] Replacement
WINDOW MATERIAL/CONFIGURATION 3/1 hung vinyl, porthole, 3/1 sliding	
FRONT PORCH TYPE/PLACEMENT Shed roof porch centered on the primary elevation	
CHARACTER-DEFINING FEATURES N/A – Not historic-age	
LANDSCAPE FEATURES wood and wire fence	
NOTES	
ANCILLARY STRUCTURES [ ] Yes [X] No	

HAYS STREET HISTORIC DISTRICT | RESOURCE # H10

ARCHITECTURAL HISTORY

CONSTRUCTION DATE 2008	**DISTRICT PERIOD OF SIGNIFICANCE** 1855-1975
MOVED [X] No [ ] Yes, Date:	
HISTORIC CONTEXT N/A – Not historic-age	

PRIORITY ASSESSMENT

PRIORITY [ ] High [ ] Medium [X] Low	
INTEGRITY [ ] Location [ ] Setting [ ] Design [ ] Materials [ ] Workmanship [ ] Feeling [ ] Association [X] Not Historic Age	
ALTERATIONS Not historic-age; no alterations noted.	
NOTES	
ENDANGERED [X] No [ ] Yes	

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ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS
T.B.D

HISTORIC HAYS STREET
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESCR. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS NUMBER:	DATE:
ISSUE DATE	09.18.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
HISTORICAL CONTEXT

SHEET NUMBER
A.2

315 HAYS STREET | DRIPPING SPRINGS' HISTORIC HAYS STREET DISTRICT

ZONING CONTEXT :

MULTIPLE NEIGHBORING SMALL BUSINESSES OPERATE AS A GENERAL RETAIL [GR], COMMERCIAL SERVICES [CS] AND LOCAL RETAIL [LR].

REQUESTED AMENDED ZONING TO : **O+HO [OFFICE] + [HISTORIC OVERLAY]**

ArcGIS Web Map



6/5/2026, 3:30:41 PM

Roads
Parcels
Conditional Overlay

Zoning
SF-3
SF-4
SF-5
MF
LR
GR
CS

1:1,281
0 50 100 200 ft
0 15 30 60 m

See web site for license constraints. | U.S. Geological Survey (USGS)

Staff Note: The Mansion Day Spa Application was withdrawn on 10/13/2026.

Dripping Springs AC has been relocated.

1 A.3 ZONING CONTEXT
NOT TO SCALE

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HISTORIC HAYS STREET
PROFESSIONAL OFFICE
315 HAYS ST, DRIPPING SPRINGS , TX 78620

PROJECT NUMBER:
2026 - 12 315 HAYS ST OFFICE

PROJECT REFERENCES:
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LEGAL DESCR. | AS NOTED
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LAT - LONG. | AS NOTED
APPRX GEF | AS NOTED

ISSUED | REVISIONS	NUMBER:	DATE:
ISSUE DATE		09.18.26
REVISION 01	<>	
REVISION 02	<>	

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
DEVELOPMENT PROGRAM
ZONING CONTEXT

SHEET NUMBER
A.3

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.]	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

NEW ZONING = O+HO+CO

CURRENT PROFESSIONAL OFFICE RSF @1,423 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 5

**** CURRENT CONCEPT PROVIDES 8 SPACES WITHOUT**

FUTURE ADDTN'L PROFESSIONAL OFFICE RSF @ 768 SF
PARKING RATIO = 1:300 GSF | REQ'D SPACES = 3

FUTURE CONCEPT PROVIDES UP TO (11) SPACES TOTAL

LEGENDS

ARCEL BOUNDARY

1 A.4 REFERENCE AERIAL
NOT TO SCALE

2 A.4 CONCEPT SITE PLAN
NOT TO SCALE

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APPRX GEF. | AS NOTED

ISSUED	REVISIONS NUMBER:	DATE:
ISSUE DATE		09.18.26
REVISION 01		09/21/26
REVISION 02		<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT MASTER SITE PLAN
KEY LEGEND

SHEET NUMBER
A.4



Our development is about adaptive reuse and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a positive and inviting professional office environment.

The overall architecture embodies a curated history and it's unique personal story.

THE HISTORIC HAYS STREET PROFESSIONAL OFFICE

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ISSUED | REVISIONS

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REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
DEVELOPMENT PROGRAM
–

SHEET NUMBER
A.5