



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Shane Pevehouse, Building Official

Council Meeting Date: 26 February, 2025

Agenda Item Wording: **Update on approved variance at 406 Sue Peaks Loop**

Agenda Item Sponsor: Mayor Foulds

Summary/Background: During the Board of Adjustment meeting on 1/7/2025, City Council approved a variance (VAR2024-009) to allow the single family residence at 406 Sue Peaks Loop to be in the side setback. One of the conditions of that variance was the home owner to the West of 406 Sue Peaks Loop (394 Sue Peaks Loop) be offered the same level of fire resistance improvements for their home. On 2/24/2025, Meritage provided a signed document from the owner of 394 Sue Peaks Loop denying improvements.

The builder has contracted with a 3rd party company to conduct the repairs and their next step will be submitting plans for review. Once approved, the sequence of inspections will be synchronized with the scope of work and construction to add 1-hour fire resistance to the interior and exterior walls will begin. Once all inspections have been passed, the project will be closed and Certificate of Occupancy will be submitted.

**Commission
Recommendations:**

**Recommended
Council Actions:**

Attachments: VAR2024-009 Letter of denial from homeowner at 394 Sue Peaks Loop

Next Steps/Schedule: