

Sara Varvarigos

From: Planning
Subject: Records Request | ZA2025-002 (Creek Road zoning change to SF-2)

From: Dade Shields <[REDACTED]>
Sent: Thursday, January 8, 2026 10:13 PM
To: Planning <planning@cityofdrippingsprings.com>
Subject: Records Request | ZA2025-002 (Creek Road zoning change to SF-2)

Hello Planning & Development Department,

My name is Dade Shields, and my family and are moving immediately next door to the property involved in Case ZA2025-002.

I'm writing to submit public comment and to request the full application materials. I'm concerned about the proposed zoning change to SF-2 because it appears to increase allowable residential density and would further erode the rural, low-density character of Creek Road.

Could you please provide me with the following:

1. The current zoning designation of the subject tract and the proposed zoning (SF-2).
2. The total acreage of the tract being considered under ZA2025-002.
3. A clear "before vs. after" density comparison, including:
 - minimum lot size requirements,
 - the maximum number of lots/homes that could be created under current zoning vs SF-2
4. site plan, concept plan, utility/water/wastewater plans, tree/impervious cover etc.
5. Confirmation of the public hearing schedule

I plan to attend the hearings, and I respectfully request that the City deny this rezoning or require a lower-density alternative that better matches the existing Creek Road pattern and preserves the area's country character.

Thank you for your time and help. Please let me know the best way to access the full packet.

Sincerely,
Dade Shields