

# Cypress Fork/Roger Hanks (Fellers Tract)

## Request for SF-2 Zoning

> About Tri Pointe

> Proposed homes

January 27, 2026

# About Tri Pointe Homes

## ► History of Tri Pointe

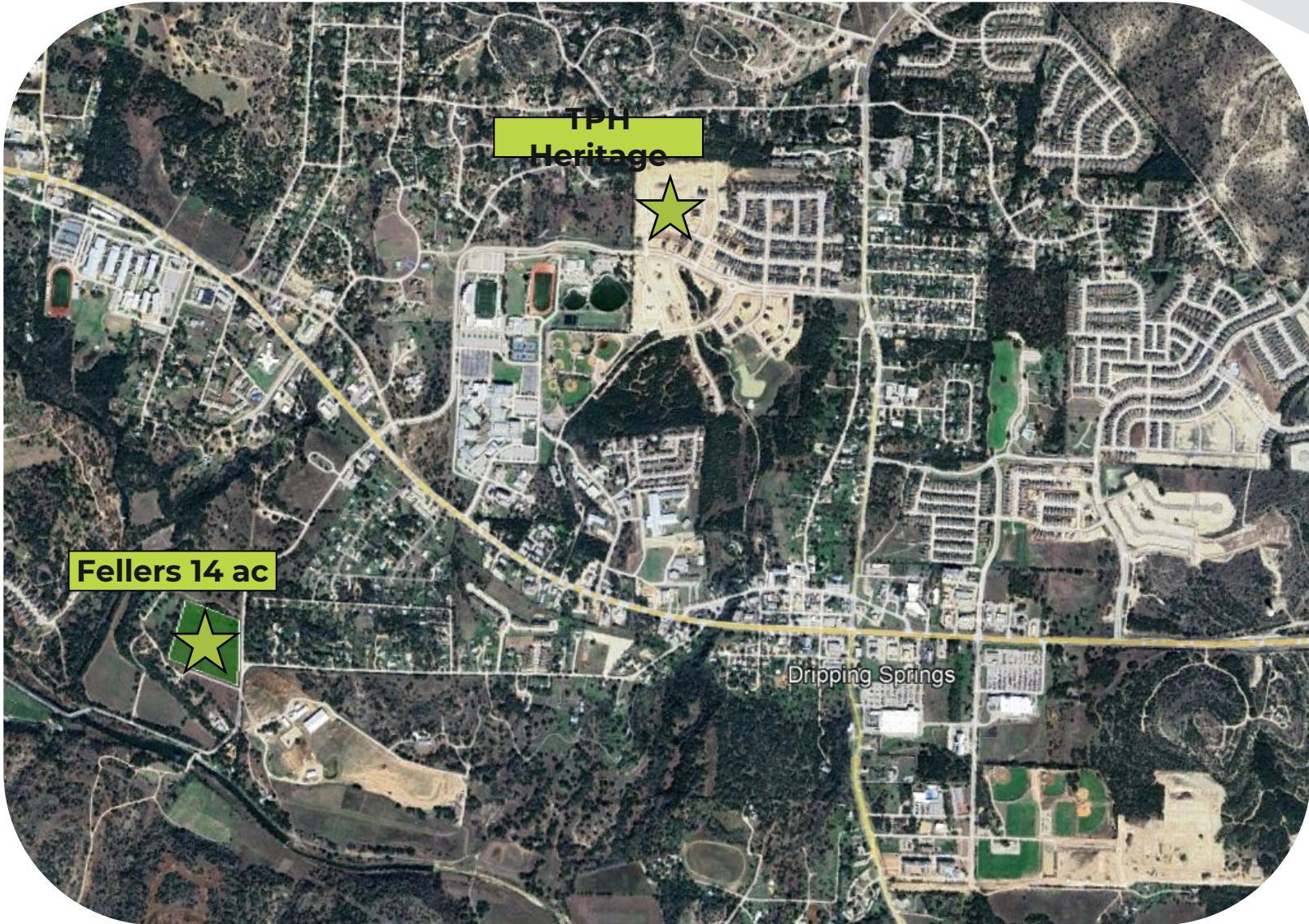
- Tri Pointe Homes acquired Trendmaker Homes in 2014, and is one of the largest homebuilders in the country.
- Trendmaker operated in Texas beginning in 1971 and provided thousands of new homes to Texans, including homes in Headwaters and in Belterra.
- Actively building in Heritage master plan community on RR12

## ► Awards

- **Builder of the Year:** Awarded by “Builder and Developer Magazine” in 2019 and Builder Magazine 2015.
- Recognized as one of the **100 Best Companies to Work for by Fortune Magazine in 2025**
- Recognized as one of the **World's Most Admired Companies by Fortune Magazine in 2024**

# Tri Pointe Existing and Proposed Communities in Dripping Springs

Tri Pointe Homes Austin  
Fellers Tract  
Dripping Springs, TX  
January 2026



# Summary Continued

## ► Annexation

- ANNEX2025-002 and ZA2025-002
- Subject property annexation request and zoning amendment will be reviewed and decided by City Council on February 17, 2026

## ► Zoning

- Requested Zoning: **Moderate Density (SF-2)**
  - i. **Compatible with neighboring zoning and uses**
  - ii. **Aligns with City Comprehensive Plan Conceptual Future Land Use Map (Fellers Project area identified as Medium Density Residential)**
  - iii. **No variances requested. Typical city standards will be utilized**

## ► Water and Wastewater

- Board of DSWSC approved the NSSA for water service on December 1, 2025
- Wastewater Reservation Agreement secured LUE's, as well as 3<sup>rd</sup> party easement required to service the homes

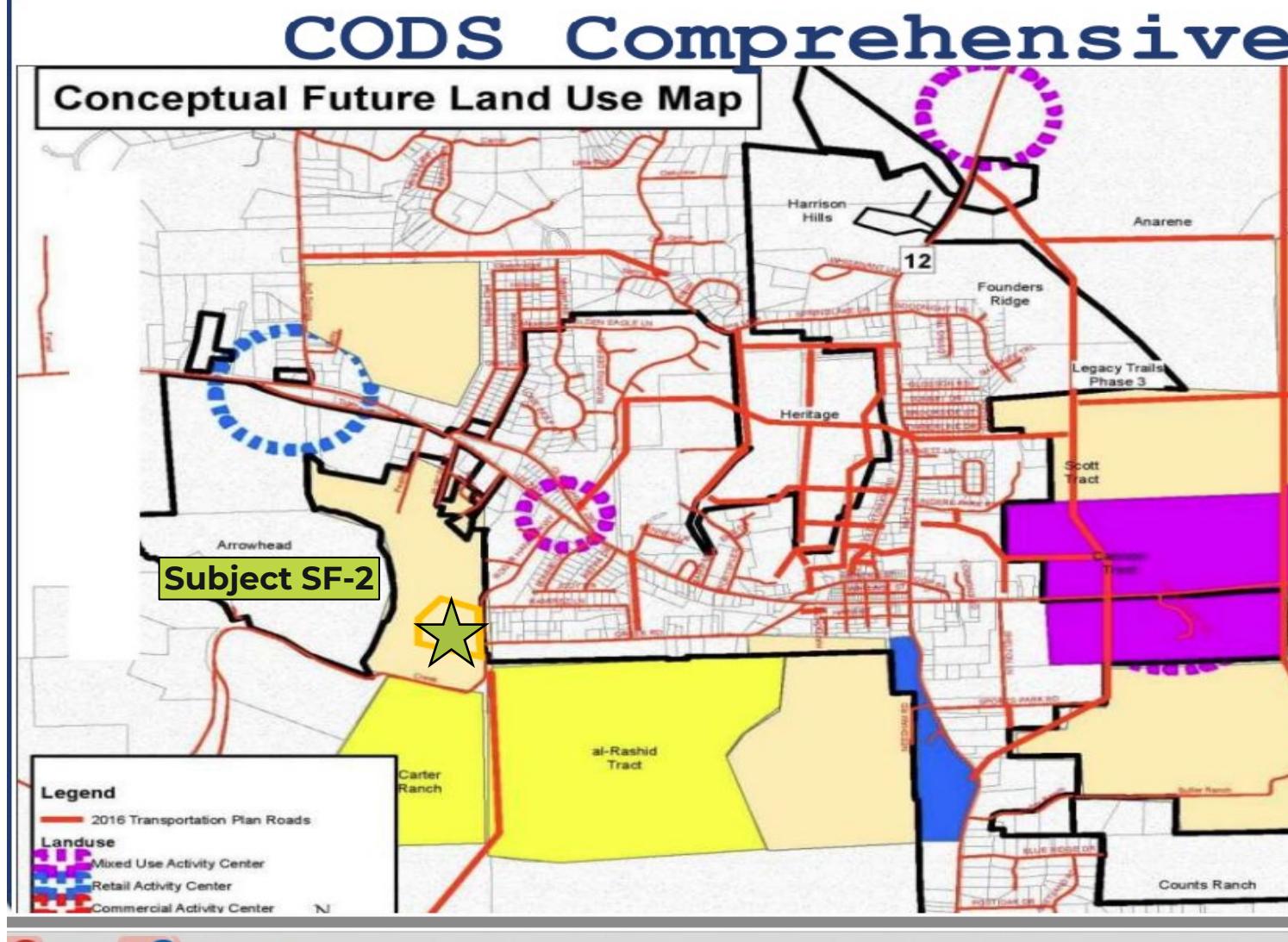
## ► Proposed Timeline

- Land Dev Start:	<b>March-2027</b>
- Finished Lots:	<b>July-2027</b>
- Home Construction Start:	<b>July-2027</b>
- Grand Opening:	<b>Feb-2028</b>

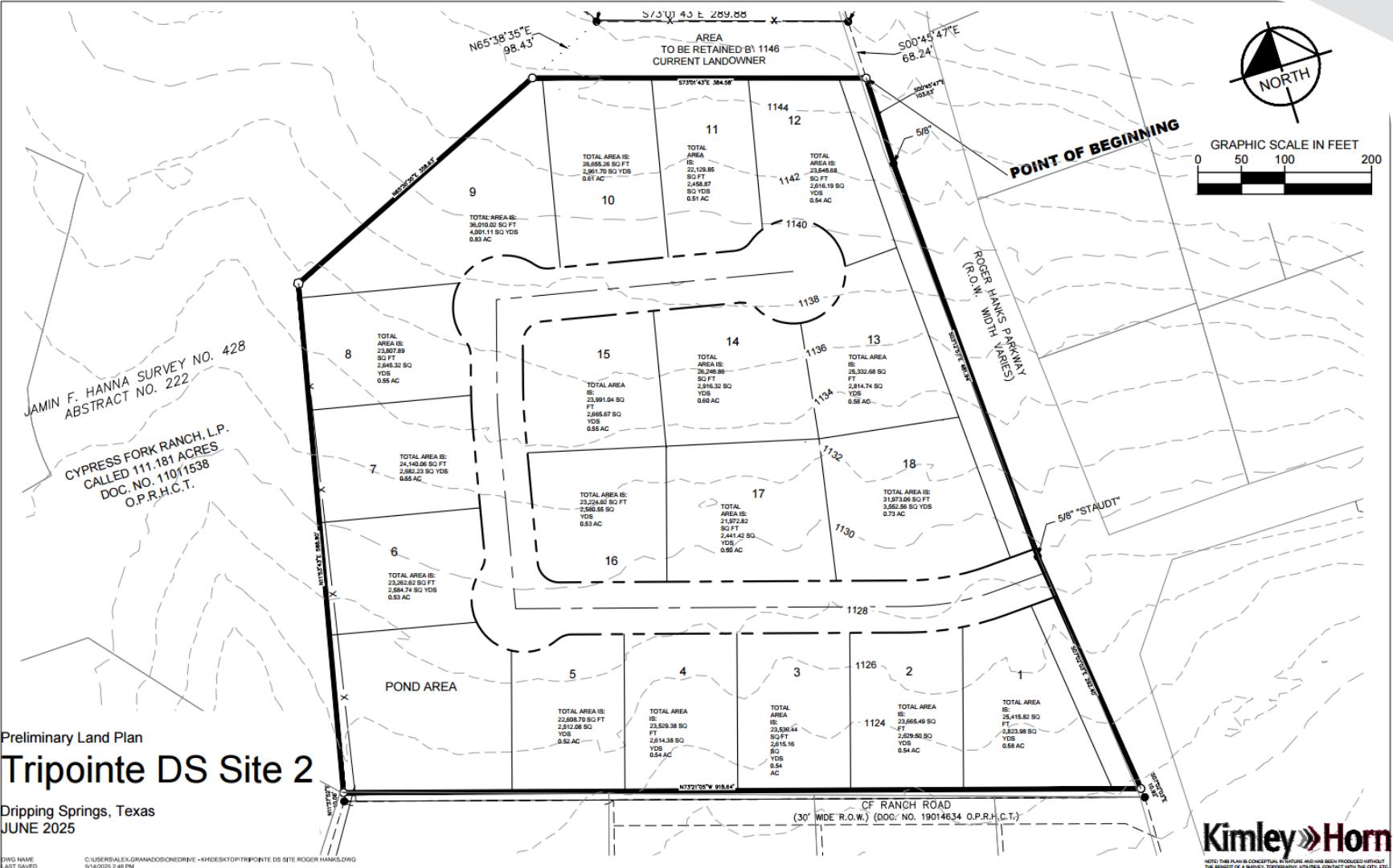
# Fellers Tract—FLUM & Comp Plan

# CODS Comprehensive

## Conceptual Future Land Use Map



# Fellers Tract – Concept Plan



# Large Lot Demand

- ▶ Large lots are in demand in Dripping Springs (lots greater than 10,000 sqft) have seen strong pricing and sales in subdivisions such as Caliterra and Headwaters.
- ▶ Supply of large lots in Dripping Springs is low, with Caliterra having an estimated 10 lots remaining in their current section, and only 21 in Headwaters
- ▶ Developing the Fellers Tract presents a new opportunity for home buyers desiring larger homes on larger lots
- ▶ Our planned 60' wide product on 1/2 acre lots will fill a high demand, low supply niche.
  - *Larger homes on larger lots have high sales values (\$900k), thereby increased the assessed value of the property from its current Ag exemption to over \$16M increase property tax revenues to the City of Dripping Springs.*

# Proposed Product Examples



***Square footages from 2950 – 4400 SF***

PLAN NAME	SQ. FT.	# LVLS	# BRMS	BATH ROOMS
<b>Elysia</b>	<b>2958</b>	<b>1</b>	<b>4</b>	<b>3.5</b>
<b>Aurelia</b>	<b>3257</b>	<b>1</b>	<b>4</b>	<b>3.5</b>
<b>Altura</b>	<b>3627</b>	<b>2</b>	<b>4</b>	<b>3.5</b>
<b>Echelon</b>	<b>4114</b>	<b>2</b>	<b>4</b>	<b>4.5</b>
<b>Zenith</b>	<b>4400</b>	<b>2</b>	<b>5</b>	<b>4.5</b>

Shown product examples are currently built in Houston, TX, and will be modified for the Dripping Springs Market

# Planned Product Examples



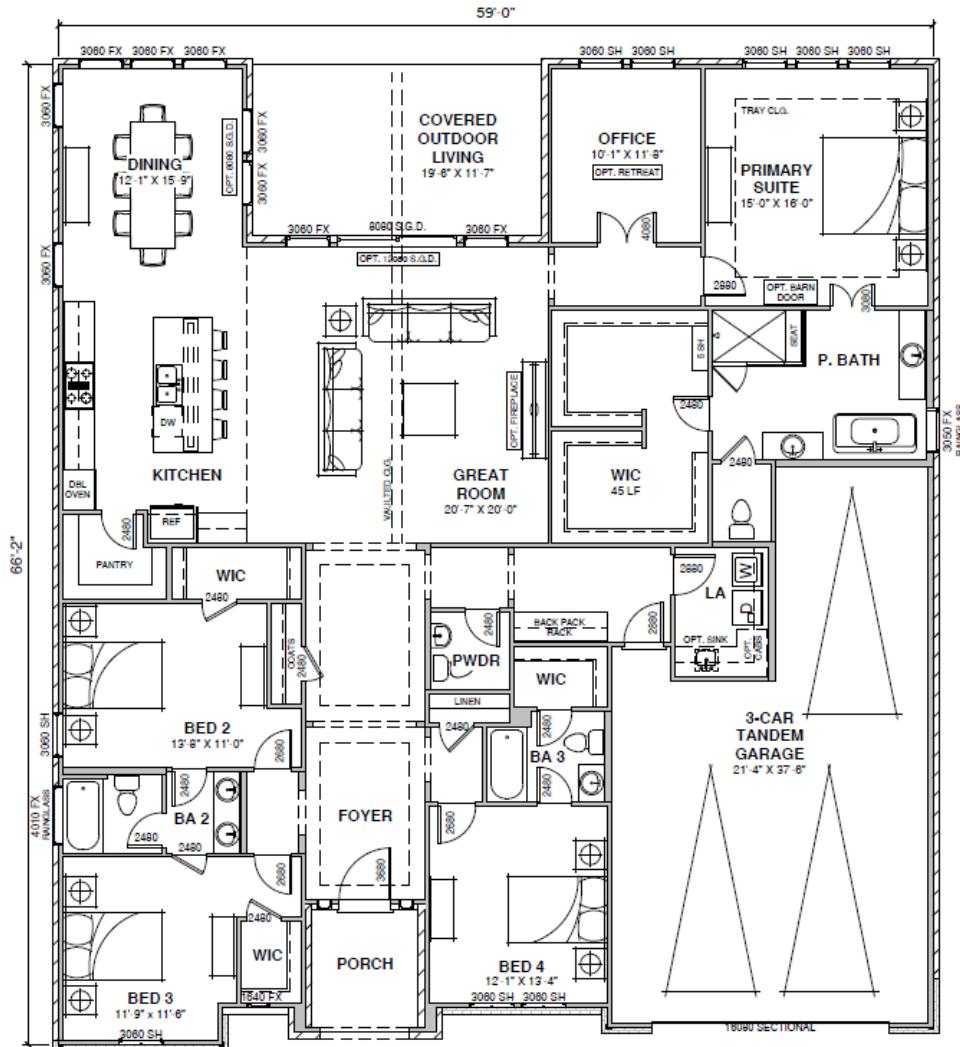
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# Planned Product Examples



Shown product examples are currently built in Houston, TX, and will be modified for the Dripping Springs Market

# Draft Floorplans – Single Story



**FIRST FLOOR PLAN**

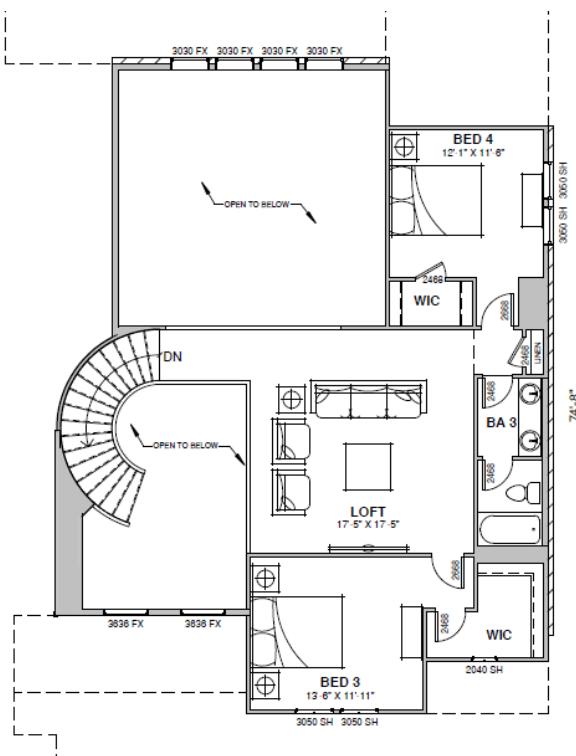
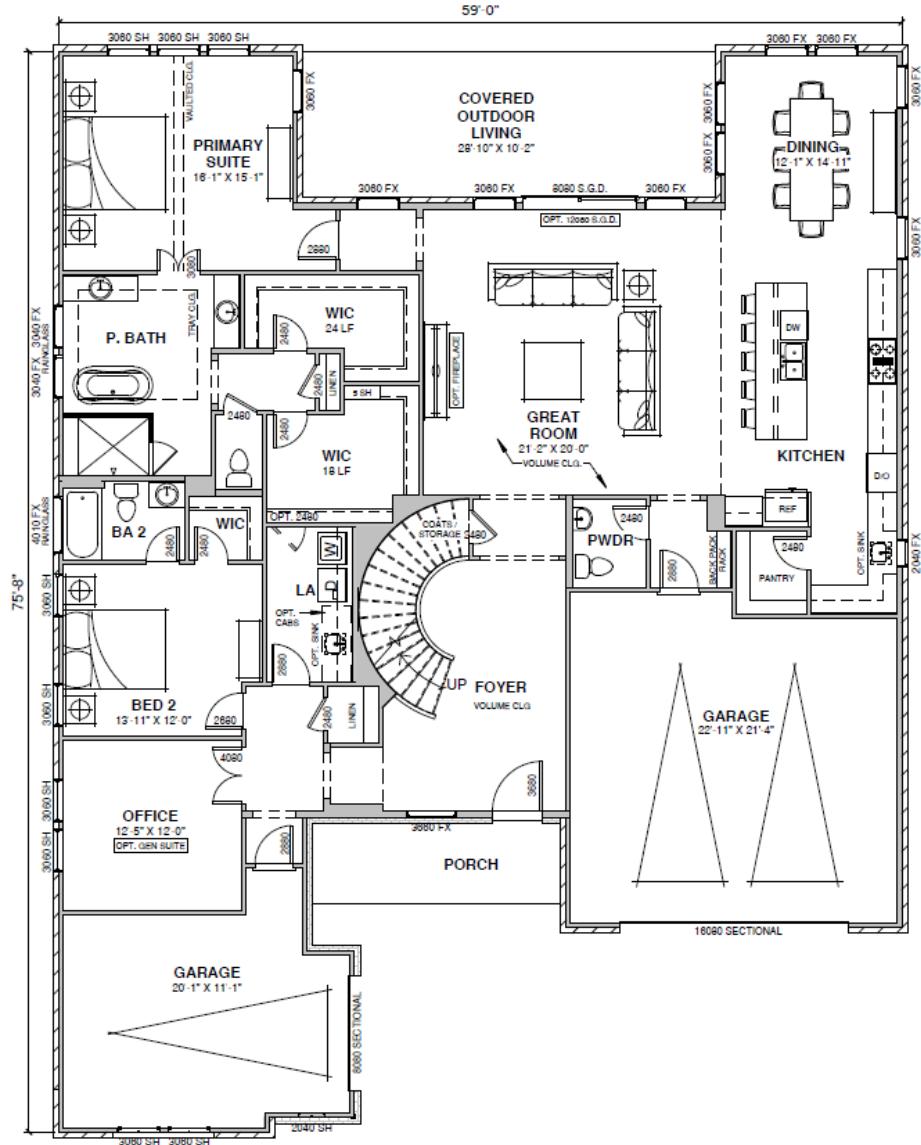
1/8" = 1'-0"

## ► Plan 1

- Single story
- Target of 2,900 square feet
- 4 bedrooms, 3.5 baths
- 3-car tandem garage

# Draft Floorplans – 2 Story

Tri Pointe Homes Austin  
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## ► Plan 3

- Two-story
- Target of 3,600 square feet, largest plan is ~4,400 SF
- 4 bedrooms, 3.5 baths
- 3-car garage
- Spiral staircase

# SF-2 Zoning Breakdown

- Current proposed land plan follows all City of Dripping Springs guidelines for SF-2 zoning which are outlined below, with **no variances requested.**

**Table 2: Dimensional Standards for Development**

<b>Lot Dimensions*</b>	
Minimum Area	0.50 Acres
<b>Site Standards</b>	
Maximum Height	40'
Maximum Height for Accessory Structures	25'
Impervious Cover Limits	40% Maximum
<b>Setbacks</b>	
Front	25'
Side	15'
Rear	25'
Roadway Buffer	35' for Arterials, 25' for Collectors



Thank you