



To: Mayor Bill Foulds Jr. & City Council
From: Tory Carpenter, AICP – Planning Director
Date: November 4, 2025
RE: Dripping Springs ISD Request for Fee Deferral – Site Development Permit SD2025-010

I. Overview

The City has received a request from Dripping Springs Independent School District (DSISD) to defer payment of the Site Development Permit fee associated with the proposed Dripping Springs High School No. 2, located at 11091 Darden Hill Road, Driftwood, Texas.

The project site is within the City's ETJ at the southeast corner of Darden Hill Road and Sawyer Ranch Road, sharing a 155.74-acre campus with Cypress Springs Elementary School. The proposed development includes a new two-story high school building, agricultural barns, maintenance and concession buildings, on-site wastewater treatment, parking, athletic facilities, drainage infrastructure, and related improvements.

The estimated construction cost for site improvements provided by the applicant is \$30,302,769, resulting in a calculated site development review fee of \$456,541.54, in accordance with the City's adopted fee schedule requiring \$2,000 plus 1.5% of the total estimated site construction cost.

The Dripping Springs ISD has requested that the City consider an Interlocal Agreement related to regulation and cost of site plans and building permits.

II. Staff Comments

While the City's development regulations require payment of fees before a permit application is accepted for review, staff has agreed to proceed with plan review while discussions regarding potential fee waivers continue.

Staff remains concerned about allowing any construction activity before fees are paid, as the issuance of the site development permit is the City's primary means of ensuring compliance and securing payment for projects within the ETJ.

III. Staff Recommendation

Staff recommends that City Council allow continued staff review of the Site Development Permit SD2025-010, but that no construction permits, including grading or site development permits, shall be issued until the Interlocal Agreement related to Subdivision Regulation and Fees has been finalized and related fee obligations have been resolved.

This approach maintains progress toward project readiness while ensuring compliance with the City's adopted fee and permitting procedures.