



# DRIPPING SPRINGS SPORTS CLUB

---

DRIPPING SPRINGS PLANNING AND  
ZONING - VARIANCE UPDATES

## **Requested updates from Planning and Zoning Meeting 4/22**

- 1 Screening Options- North and Eastern Boundaries to DSSC**
- 2 Tree mitigation and landscaping plans**
- 3 Exterior Design**
- 4 Line of site views**
- 5 Traffic Analysis Update- Car count complete, analysis underway**

## Why do we need screening between DSSC and its Residential neighbors?



**Light Mitigation from parking lot traffic**



**Sound Pollution reduction**



**Visual Privacy**



**Maintain an aesthetic compatibility with Hill Country Design**



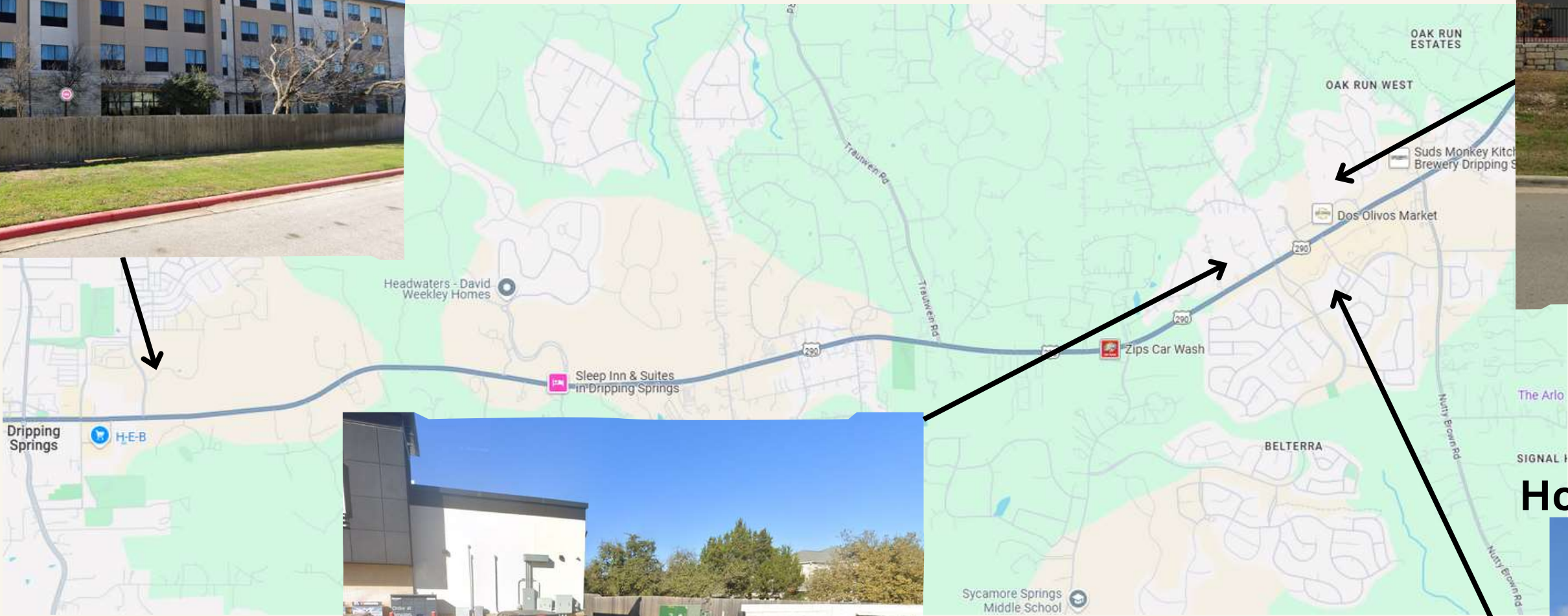
# CURRENT COMMERCIAL/RESIDENTIAL SCREENING



**Holiday Inn Express  
Vertical Wooden Slat Fence**



**Ledgestone  
Metal Fence**



**Belterra  
Horizontal Wooden Slat Fence**



**Z Square Gas Station  
Vertical Wooden Slat Fence**





# SCREENING OPTIONS



## Option 1 Vertical Wood Fence



### Not Recommended

- Basic pressure-treated lumber construction
- 5-7 year lifespan
- Minimal sound dampening properties
- Traditional residential appearance

## Option 2 Premium Horizontal Wood Screen



### Recommended

- Commercial-grade cedar construction
- Enhanced durability (25-30+ year lifespan)
- Modern horizontal slat design
- Proven success in Belterra
- Superior sound and light mitigation
- Architectural consistency with Hill Country aesthetic

## Option 3 Precast concrete fencing



### Not Recommended

- Commercial-grade concrete construction
- Excessive durability for application
- No meaningful performance advantage over Option B
- Cost prohibitive without additional benefits



# SCREENING OPTIONS -DURABILITY STUDY



## Premium Horizontal Wood Screen

### Durability

Cedar Wood is naturally resistant to:

- Insect damage
- Rot and decay
- Moisture damage
- Weather Conditions

The horizontal slat design provides additional structure advantages over vertical designs by distributing weight more evenly across support posts, reducing sagging over time

### Longevity

Expected Lifespan- Properly treated and maintained cedar fence: 25-30+ years

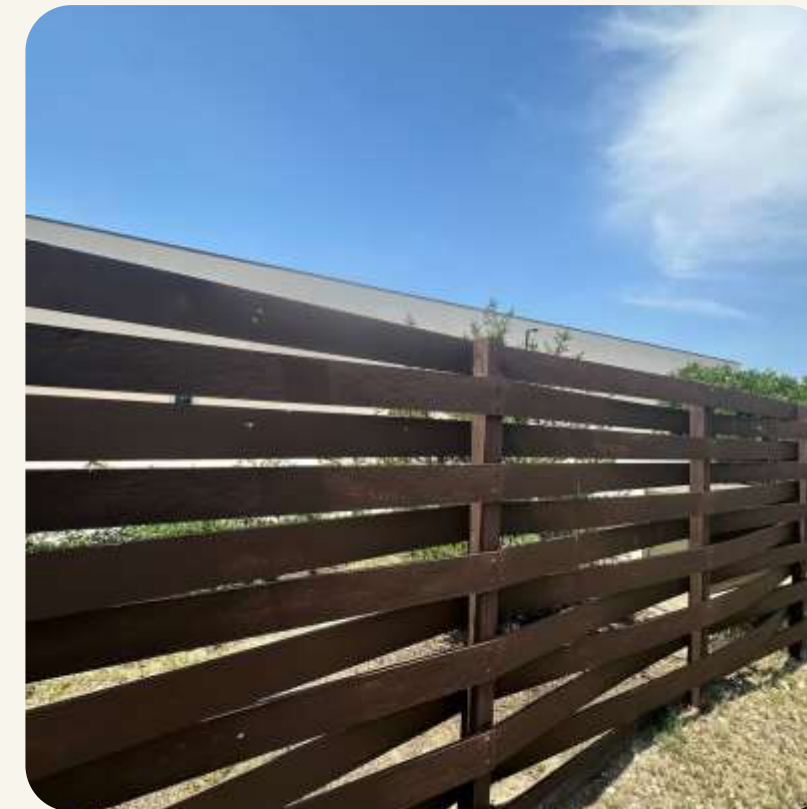
Factors affecting longevity:

- Quality of cedar used
- Proper installation (adequate post depth and spacing)
- Maintenance regimen (regular cleaning and sealing)

### DSSC Maintenance Schedule

Recommended Maintenance Schedule:

- Inspection: Annually
- Cleaning: Every 1-2 Years
- Sealing/Staining- Every 2-3 Years



*BELTERRA SCREENING  
BETWEEN COMMERCIAL AND  
RESIDENTIAL AREAS*



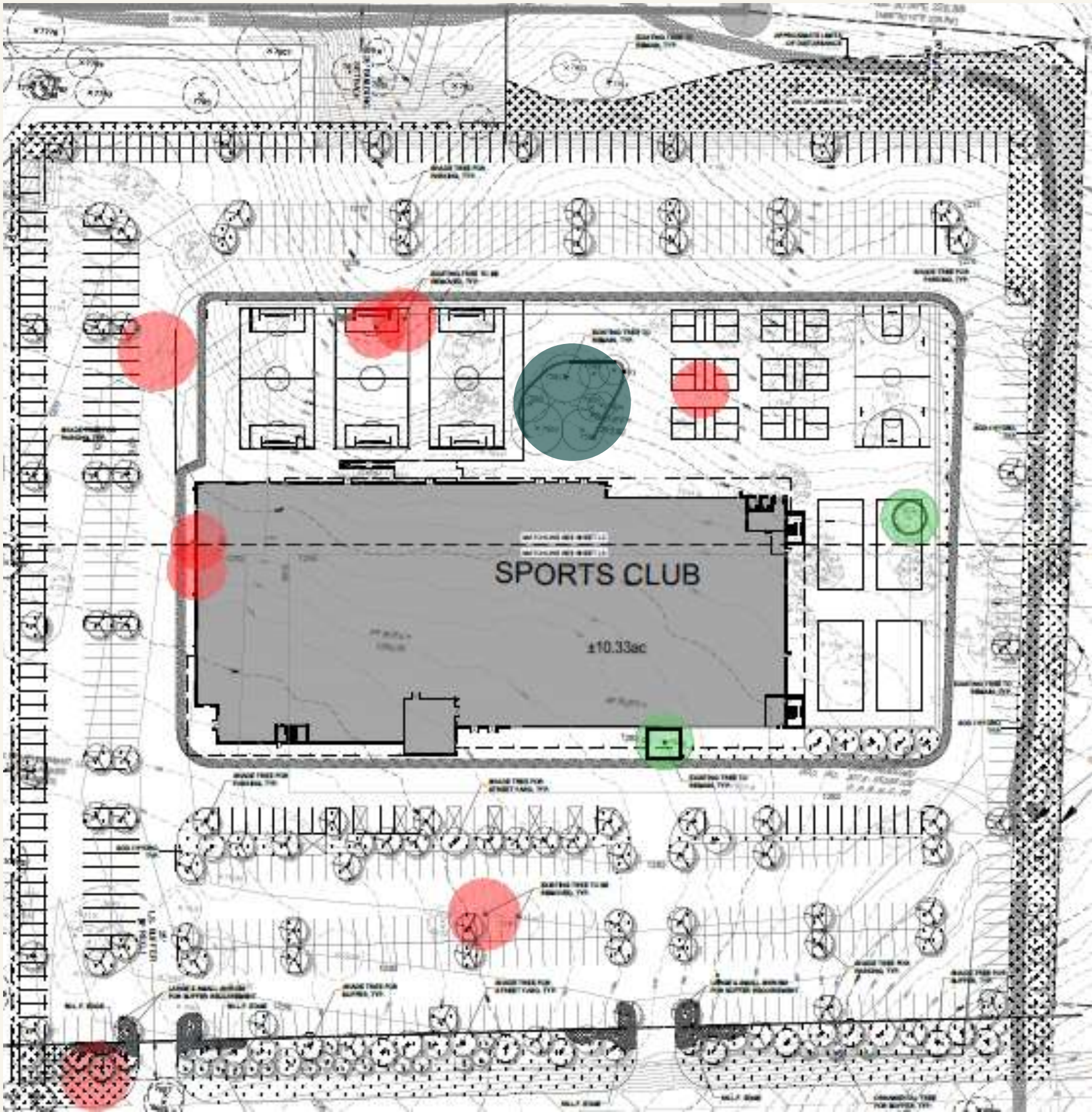


LANDSCAPE CALCULATIONS

Street	Require	Provide
1 Tree per 25 LF of Street frontage	28 Trees	28 Trees
Parking Lot		
100 parking spots	4,268 SF	20,403 SF
1 Tree per 6 spaces	95 Trees	95 Trees
Landscape Buffer		
Public Drive		
442' of Frontage		
1 Shade Tree per 50'	14	14
1 Orn Tree per 25'	28	28
1 Large Shrub per 6'	11	11
1 Small Shrub per 3'	262	32

TREES TO REMAIN

Heritage	Regular
2 Trees	8 Trees

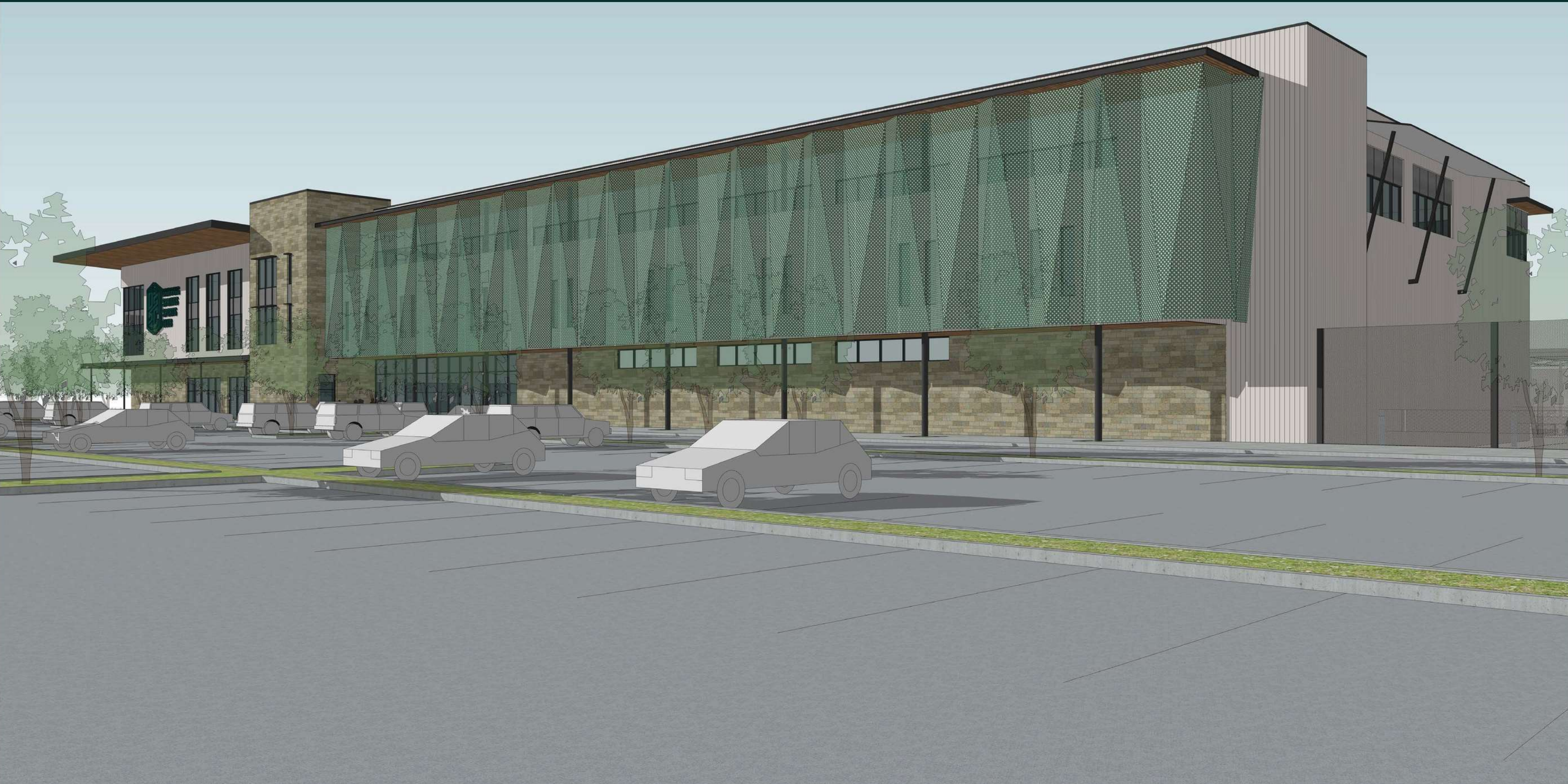




# EXTERIOR DESIGN

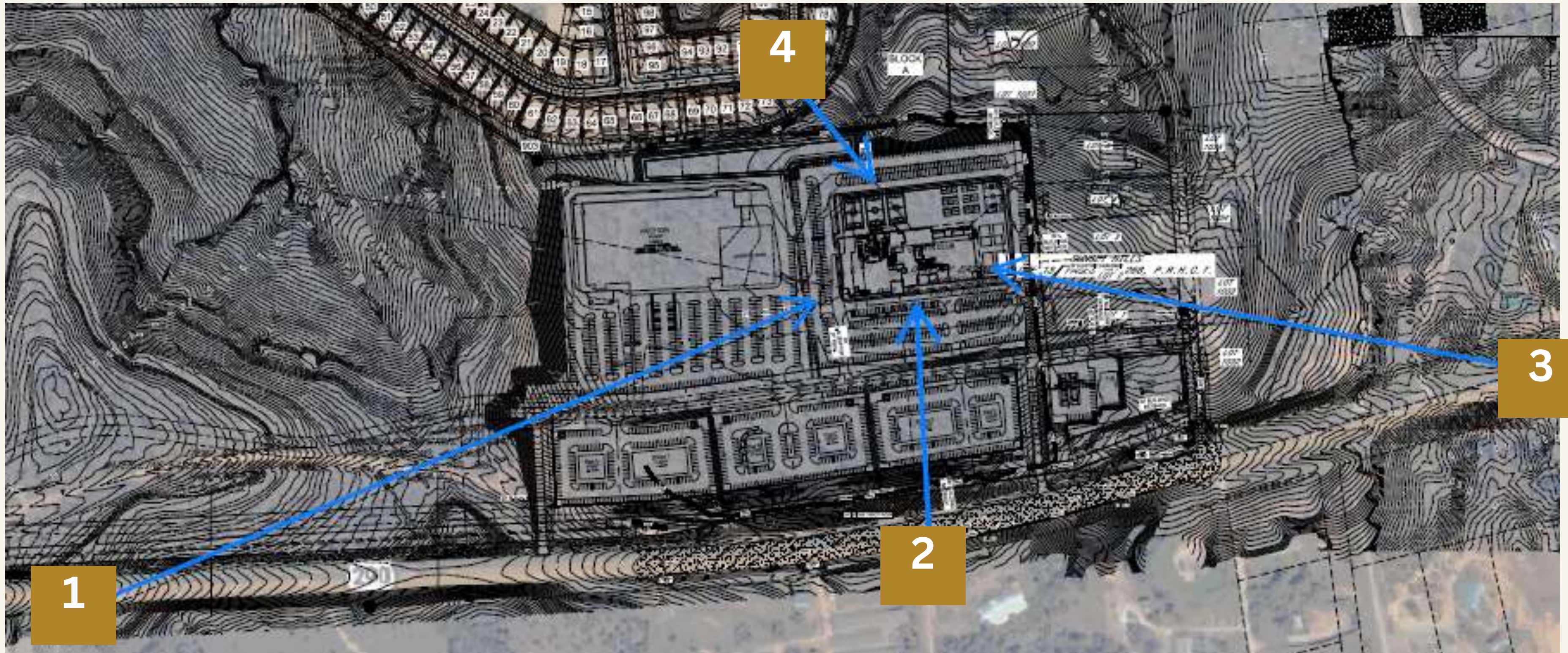








Pictures from these four locations of DSSC on the following slides





1



**Driving from Dripping Springs towards Austin on Highway 290**



2



**(Not Visible) From directly in front of the Facility on 290**



3



**(Not Visible) Driving from Austin to Dripping Springs on Highway 290**



4



**From Phase III of Headwaters Neighborhood**