



Planning & Zoning Commission Planning Department Staff Report

City Council Meeting: October 21, 2025
Project No: ZA2025-001
Project Planner: Sara Varvarigos, AICP – Senior Planner

Item Details

Project Name: PREP School at Caliterra (Daycare)
Property Location: 26025 Ranch Road 12 S., Dripping Springs, TX
Legal Description: A0415 Philip A Smith Survey, Tract 18, 4.98 Acres, Commercial Parcel
Applicant: Angie and Brad Mendenhall, MBARR Holdings LLC
Property Owners: Cf Cslk Caliterra LLC
Request: Zoning Amendment from Agricultural (AG) to General Retail with a Conditional Overlay (GR-CO)
Recommendation: Staff recommends approval of the zoning amendment and conditional overlay.



DRIPPING SPRINGS
Texas

Location Map

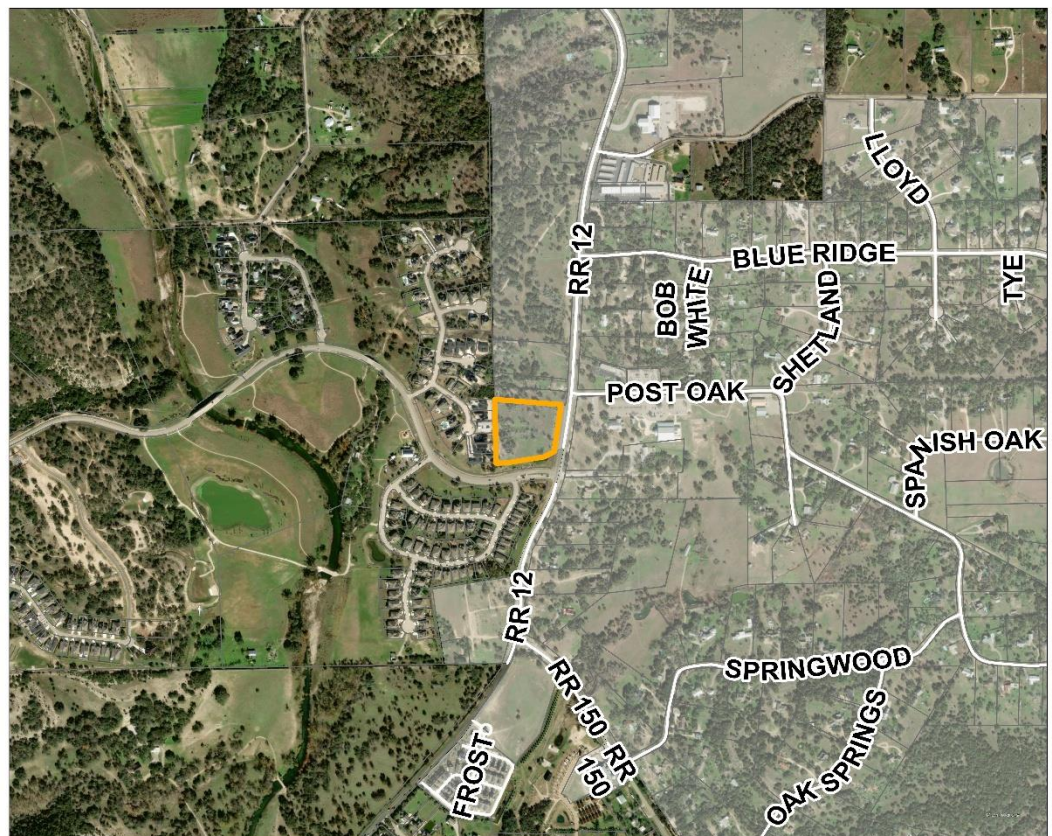
ZA2025-001
26025 Ranch Road 12

Legend

- Roads
- Subject_Property
- City Limits



0 40 80 160 240 320
Yards



Overview

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The applicant is requesting approval of a zoning map amendment to rezone an approximately 4.98-acre tract of land located at the entrance of the Caliterra Subdivision, from Agricultural (AG), to General Retail with a Conditional Overlay (GR-CO). The subject property is identified in Caliterra's Development Agreement concept master plan as a commercial land use (Exhibit 3).

The applicant intends to subdivide this parcel into two lots and construct a new PREP School daycare on the southern half of the site. The proposed zoning amendment would rezone the 4.98-acre property's base zoning district from AG to GR, which is consistent with the Caliterra Development Agreement's planned future land use for this site (Exhibit 3 and 4). Additionally, a Conditional Overlay would limit the land uses allowed on this site, prioritizing compatibility with neighboring residences and land uses, while also imposing a thirty-foot-wide landscape buffer along the western boundary of the property, adjacent to Caliterra residences (Exhibit 1).

Approval of this zoning amendment request is an essential step toward facilitating the proposed development of the site.
Per Ch. 30 Exhibit A

- The AG, agriculture district is designed to permit the use of land for ranching, propagation and cultivation of crops, small-scale horticultural enterprises, and similar uses. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the city is initially zoned agriculture. It is anticipated that some portion of agriculturally zoned land may eventually be rezoned to another zoning classification in the future.*

The applicant is requesting a zoning amendment to "GR-CO"

- GR – General Retail:** *The GR, general retail district is established to provide areas for retail facilities that are larger than those generally located in the local retail district, such as large grocery stores, bookstores, and the like. Areas zoned for general retail should have convenient regional access via major thoroughfares, such as U.S. Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. Office uses, hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within general retail districts. Commercial services and industrial uses shall not be permitted.*
- CO – Conditional Overlay:** *A conditional overlay (CO) consists of supplemental regulations, restrictions or conditions that apply to a particular tract of real property, apart from and in addition to the rules of the base zoning district in which the particular tract is located. These supplemental regulations may include prohibiting permitted, conditional, and accessory uses otherwise authorized in the base district or making a permitted use a conditional use, increasing the minimum lot size or lot width requirements, increasing minimum yard and setback requirements, decreasing maximum building height and floor to area ratios, decreasing maximum building or impervious coverage, and restricting access to abutting and nearby roadways, among other things.*

Analysis of Existing and Proposed Zoning

	AG	GR- CO	Differences between AG & GR-CO
Max Height	40 feet (Main and Accessory)	40 feet (Main) 25 Feet (Accessory)	0 feet (Main) 15 feet less (Accessory)
Min. Building Separation	10 feet between Main and Accessory buildings	80 feet between buildings	70 feet more
Min. Front Yard Setback	50 feet	25 feet	25 feet less
Min. Side Yard Setback	10-30 ft	25 feet	-5 feet to +15 feet
Min. Rear Yard Setback	50 feet	40 ft for property line abutting residential uses, with a 30 ft minimum landscape buffer	10 feet less, but imposes 30 ft landscape buffer
Min. Lot Size	2 acres (87,120 square feet)	20,000 square feet	67,120 square feet less

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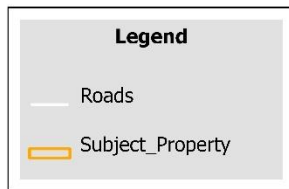
	AG	GR- CO	Differences between AG & GR-CO
Min. Lot Width	100 feet	100 feet	0 feet
Min. Lot Depth	150 feet	150 feet	0 feet
Impervious Cover	30%	60%	30% more
Number of Uses Permitted by Right	30	16	14 less

Analysis of Surrounding Properties

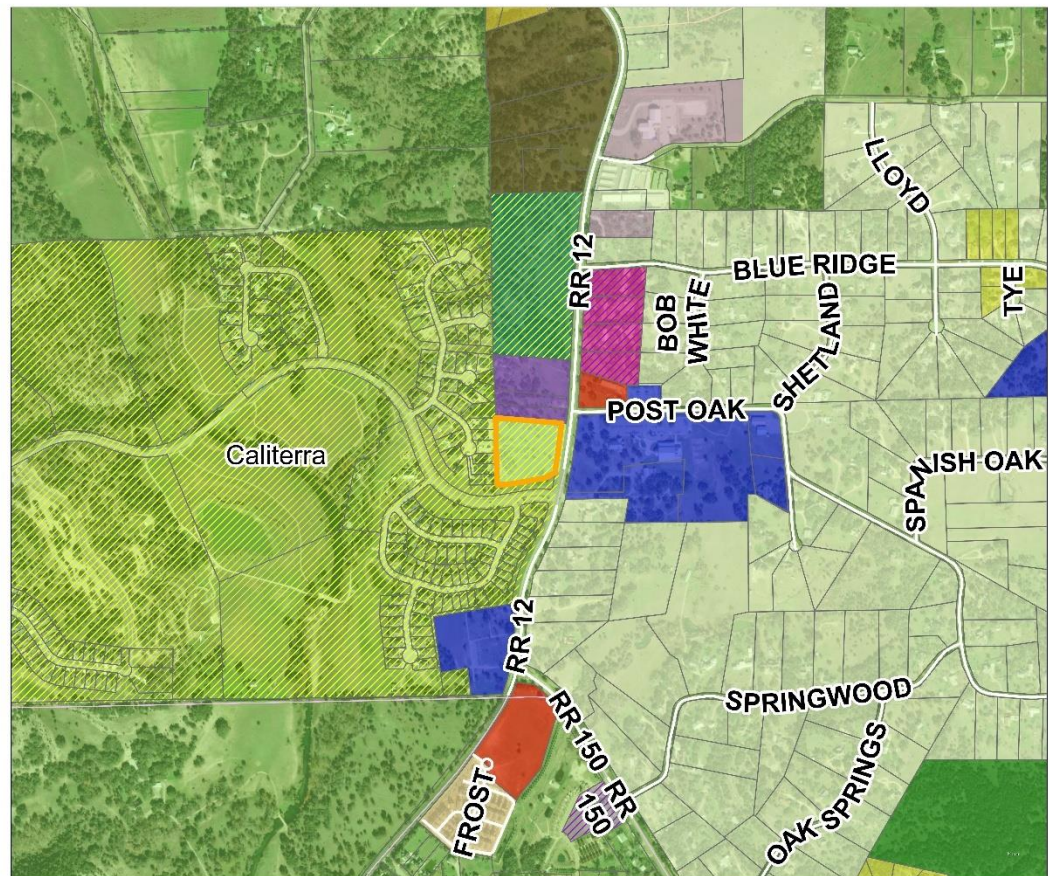


Location Map

ZA2025-001
26025 Ranch Road 12



0 40 80 160 240 320
Yards



Direction	Zoning District	Existing Use	Future Land Use
North	GR, PDD #9	Vacant	Mixed-use activity center (CODS Comprehensive Plan)
East	GUI, CS, LR-CO, SF-1	Religious Use, Motel, Residential	
South	Caliterra DA, SF-1	Residential Use	
West	Caliterra DA	Residential Use	

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Existing GR-Zoned Properties



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GR Zoning Map

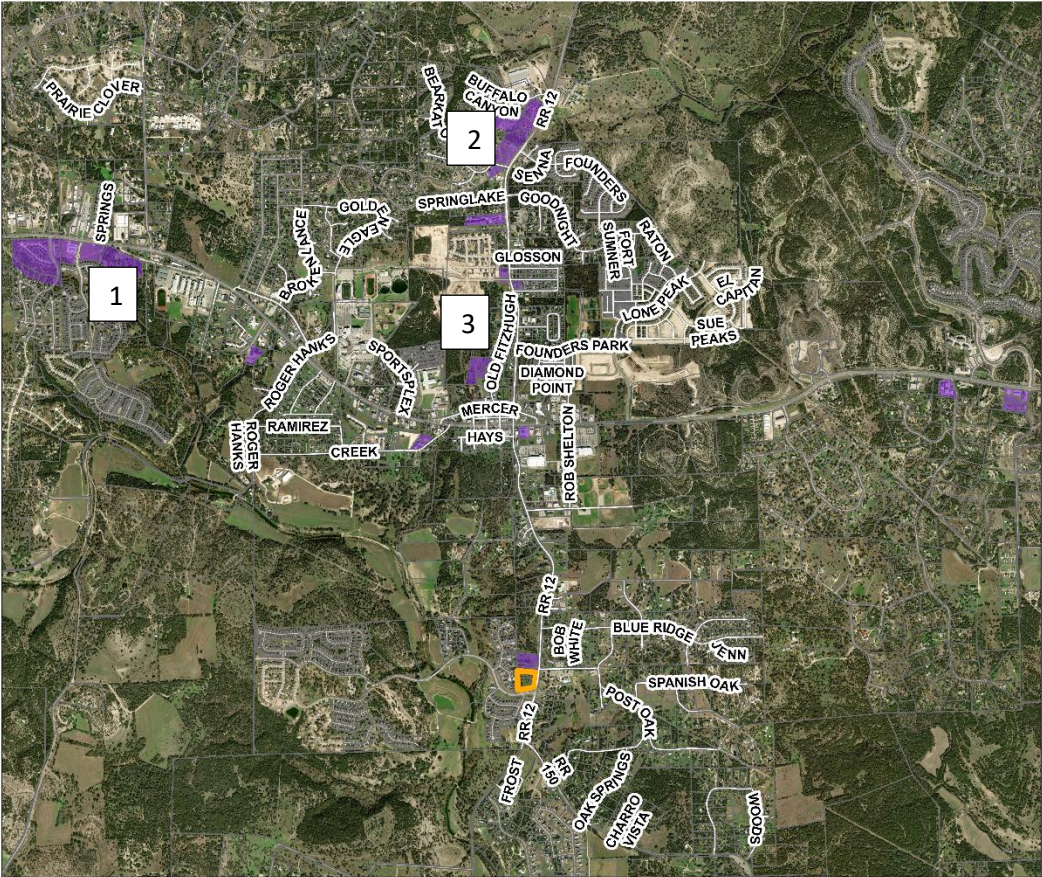
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Legend

- Roads
- Subject_Property
- Existing GR Zoning



0 500 1,000 1,500 2,000
Yards



Major Undeveloped GR Zoning District Areas	Description	Approximate Area	Existing Use
1	Undeveloped GR-zoned area of Arrowhead Ranch along W US 290	19 Acres	Site Development Permits Under Review
2	Undeveloped GR-zoned area of Harrison Hills along north Ranch Road 12	26 Acres	Vacant
3	Cluster of larger parcels along Old Fitzhugh	9 Acres	Residential Use

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Approval Criteria for Zoning Amendment (Chapter 30 Zoning, Exhibit A, Sec 2.28.1 and 2.28.2)

2.28.2 The Planning & Zoning Commission and the City Council shall consider the following factors:

Factors	Staff Comments
1. whether the proposed change will be appropriate in the immediate area concerned;	The proposed zoning amendment is consistent with the Caliterra Development Agreement, which identifies this area for commercial land use in its conceptual plan and specifies its future designation as a GR zoning district is section 3.2.4 of the DA (Exhibits 3, 4). The addition of a Conditional Overlay also limits the permitted land uses to 16 uses that would be most compatible with the project site (refer to Exhibit 2, Proposed Conditional Overlay Ordinance), adjoining existing land uses and community needs.
2. their relationship to the general area and the City as a whole;	The change supports the city's goals for the southern portion of Ranch Road 12, aligning with the city's Future Land Use Plan for a mixed-use activity center at this location (City of Dripping Springs Comprehensive Plan), while providing additional services to the surrounding community.
3. whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;	The applicant has stated that project will require 7 wastewater LUEs. The Caliterra project currently is assigned 675 available wastewater LUEs via the developer's agreement. The project has used 617 LUEs to date. The 7 required wastewater LUEs will be allocated from the remaining 58 wastewater LUEs (Exhibit 1).
4. the amount of undeveloped land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such undeveloped land unavailable for development;	Aside from the undeveloped GR-zoned property located to the north of the project site, the amount of undeveloped GR-zoned land is primarily found in 3 areas: 1. Arrowhead Ranch to the south of US 290, which has site development permits under review. 2. Harrison Hills along the northern portion of Ranch Road 12 and 3. Tracts of land along Old Fitzhugh Road. Area 1 is subject to the Arrowhead Ranch Development Agreement, which identifies the area for Commercial Land Uses. There are no special circumstances that may make a substantial part of the undeveloped land unavailable for development in any of the areas. However, the tracts along Old Fitzhugh are located within a Historic District, and as such future redevelopment would require review and approval by the Historic Preservation Commission. This zoning amendment would not make any land undevelopable.
5. the recent rate at which land is being developed in the same zoning classification, particularly in the	The land in the surrounding area has primarily been developed for single family residential use in

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vicinity of the proposed change;	the past decade, while commercial and retail development has occurred more slowly in this area.
6. how other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved;	Approving this amendment will not negatively impact other areas designated for General Retail development. Instead, it enhances the viability of the existing commercial corridor along the southern portion of RR 12 and may attract additional investment to the area.
7. whether the proposed change treats the subject parcel of land in a manner which is significantly different from decisions made involving other, similarly situated parcels; and	Approval of this request would not treat the subject parcel differently from other GR zoned parcels in proximity to residential development.
8. any other factors which will substantially affect the public health, safety, morals, or general welfare.	The proposed change supports public welfare by enhancing community access to goods and services, and promoting economic development along Ranch Road 12. It also ensures compatibility with surrounding uses, minimizing any adverse impacts on adjacent properties.

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Additional Staff Analysis

The project area was annexed into City limits in May 2015, and automatically zoned AG (Ordinance 1803.77). As surrounding properties have continued to develop along the Ranch Road 12 corridor, it is appropriate to amend the zoning of this project area to reflect the growing need for local services and retail land uses.

Rezoning the property to General Retail- Conditional Overlay (GR-CO) ensures that future redevelopment of the site will comply with the Caliterra Development Agreement as well as the City's Comprehensive Plan. The proposed zoning change provides an opportunity to provide services to residents of Caliterra and neighboring properties while limiting permitted land uses to those most compatible with existing land uses.

Staff Recommendation

At their regular meeting on September 23, 2025, the Planning & Zoning Commission voted unanimously to recommend approval of this request.

Staff recommends **Approval** of the zoning amendment as presented.

Council Review:

2.35.1 Every application or proposal which is recommended for approval or approval with conditions by the P&Z shall be automatically forwarded, along with the P&Z's recommendation, to the city council for setting and holding of public hearing thereon following appropriate public hearing notification, as prescribed in subsection 2.32. The city council may then approve the request, approve it with conditions, or disapprove it by a simple majority vote of the city council members present and voting, except where super majority is required as listed below.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the zoning map amendment. To date, no letters for or against the request have been received.

Attachments

Exhibit 1 – Zoning Amendment Application

Exhibit 2 – Proposed Conditional Overlay Ordinance

Exhibit 3 – Caliterra Development Agreement Conceptual Plan

Exhibit 4 – Caliterra Development Agreement

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Recommended Action:	Recommend approval of the requested Zoning Amendment
Alternatives/Options:	Recommend denial of the zoning map amendment.
Budget/Financial Impact:	All fees have been paid.
Public Comments:	A public hearing was held during the Planning and Zoning Commission meeting held on September 23, 2025. Mrs. Donna Sheahan, a resident of Caliterra whose residence backs up to the subject property (R147181), shared the following feedback: • She appreciated that the Conditional Overlay limited permitted land uses to only 16 uses (instead of the full 128 uses permitted under GR zoning) • She expressed concern over the egress and ingress to the site, and potential impacts to her property value
Enforcement Issues:	N/A