



October 16, 2025

Ms. Abby Gilfillan and Mr. Jorge Canavati

Via email at: abby@lionheartplaces.com; [jqc@atxcapital.com](mailto:jcq@atxcapital.com)

RE: Preliminary Review of Draft Ordinance and Exhibits for Ranch Court PDD and Annexation

Ms. Gilfillan and Mr. Canavati:

The City of Dripping Springs staff filed your application for a Planned Development District and Annexation proposal (Ranch Court PDD), located at 26700 Ranch Rd 12, Dripping Springs, TX 78620, on September 24, 2025.

Staff reviewed the preliminary PDD application documents and compiled comments as follows:

- Comments on the draft PDD ordinance can be found in the attached Word file “*pdd ordinance 250818.docx*”
- Comments on the accompanying exhibits submitted with PDD application “*250818 city exhibits.pdf*” are compiled below by department/organization.

1. Planning Comments:

- a. Exhibit B PD Master Plan
 - i. Consider including a Phasing Plan for the PDD Master Plan
 - ii. Please name the Land Use Exhibit following Exhibit B and verify/update the naming of all subsequent Exhibits if needed.
- b. Exhibit C
 - i. Exhibit C is listed as Land Use Plan in “*pdd ordinance 250818*”, but is named Concept plan in Exhibits
 - ii. Consider incorporating a 10 foot step back for building facade line above 2 stories in this exhibit and exhibit K.
- c. Exhibit D Enhanced Streetscape Buffers
 - i. See Transportation and Engineering Comments section of this memo
- d. Exhibit E Transportation Plan
 - i. Verify/integrate roadway design adjustments for illumination along roadways
 - ii. Provide street sections showing typical utility assignments. City can provide standard assignment sections as a starting point.
 - iii. 10 ft Shared use path should be provided along Rob Shelton per TMP MC2 Section.

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- iv. A Pedestrian crossing with pedestrian signal will be needed at Village Grove/Rob Shelton Intersection
 - v. Refer to Transportation and Engineering Comments section of this memo
- e. Exhibit F Parks, Trails, and Open Space
 - i. Please include location of barbecue, benches and trash receptacles on the exhibit
 - ii. Will there be any programmed park benches or trees located on the open space on the west side of Rob Shelton?
 - iii. Specify what the fee in lieu of parkland will be
 - iv. Construction of SUPs located within public ROW may not be credited towards the Parkland Development fees
- f. Exhibit G Water Quality and Drainage
 - i. Show the width of the water quality buffer zone
- g. Exhibit H Tree Preservation Plan
 - i. Provide detailed tree inventory and removal plan
- h. Exhibit I PD Uses Chart
 - i. Consider updating conditional use language to reference only those conditional uses that are listed in the land use table in exhibit F and to state that conditional land use applications must be reviewed by P&Z and decided by City Council
- i. Exhibit J PD Code Modifications
 - i. Refer to comment on Tree Preservation variance request in “*pdd ordinance 250818.docx*”
- j. Exhibit K Building Materials Image Board
 - i. Consider incorporating 10-foot step backs for building facade lines above 2 stories.
- k. General Comments: Wastewater service is currently unavailable for this project, and a wastewater utility agreement must be approved prior to approval of the PDD. Please contact Ginger Faught and Dane Sorenson (include emails), to initiate this process.

2. Parks and Recreation Comments:

- a. Please define the elements that are included in the “Programmed Outdoor Space” and the “Amenity Center”; if BBQ or outdoor cooking amenities are to be provided, please define the type (standalone charcoal, gas powered, etc.)
- b. Regarding Note 3 of Exhibit F – Parks, Trails, and Open Space, construction of shared use paths located within public ROW or public access easements are considered infrastructure improvements and should not be credited towards the required Parkland Development Fees.
- c. Please note that fee-in-lieu for parkland dedication will be provided in the full amount stipulated per City ordinance.

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- d. Please define the intent to add signage/ street markings/ signaled pedestrian crossing / etc. at the Rob Shelton/ Village Grove Rd. intersection where the shared use path crosses the road.
- e. Regarding Exhibit H – Tree Preservation Plan, please indicate which trees are to remain and which trees are to be removed. Please identify the heritage trees on site.

3. Transportation and Engineering Comments

- a. The E / W Road is a residential collector per the cross-sections selected from the Transportation Master Plan. Label as such.
- b. The residential collector provides 75' of ROW. Update from 64' to 75'. Provide details on any utility easements proposed outside ROW.
- c. Rob Shelton Boulevard is a major collector per the Transportation Master Plan. Label as such.
- d. Existing Rob Shelton Boulevard has bike lanes. Need to implement transitioning bike lane up onto shared use path.
- e. Village Grove Pkwy will need to be widened to the 4-lane section shown. This cannot be accomplished by simple construction of two new lanes. Transition between the 4-lane and existing 2-lane sections will be discussed / identified as we progress.
- f. An offsite road agreement will be required for improvements to Village Grove Parkway.
- g. Village Grove Parkway widening should include access existing day care facility on SE corner of RM 12 and Village Grove Pkwy.
- h. Extend Rob Shelton Boulevard to Butler Ranch Road. An offsite road agreement will be required.
- i. What is the ETA for submission of the TIA?
 - i. TIA should identify the operations of Village Grove Pkwy and Rob Shelton. Pedestrian connectivity will be critical and a signal, RRFB, or PHB may be required based on TIA outcome.
 - ii. The TIA will identify any other offsite improvements required.

4. North Hays County Fire Marshall Comments:

- a. A 26-foot-wide fire lane access will be required for a fire truck with ladder apparatus to access the building heights shown in building height exhibit.
- b. Provide fire hydrant spacing along both sides of street.
- c. Ensure a minimum clearance of 14 feet from the Right of Way to the tree canopy.
- d. The Fire Department Connection (FDC) shall be free-standing and remote from the building at a distance from the building equal to 150% of the height of the exterior wall.
- e. The FDC shall be arranged to face a paved roadway, sidewalk, or other approved area and shall be installed so that it will not interfere with access to the building when hoses are laid from the closest public hydrant to the FDC.

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- f. The FDC shall be located on the same side of the lot or building as the closest public fire hydrant, or within a maximum of 100 feet.
- g. Where a portion of a facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided as follows:
 - i. A minimum of one (1) fire hydrant shall be provided within 300 feet of all portions of exterior walls.
 - ii. A second hydrant shall be provided within 500 feet.
 - iii. This measurement shall be taken from the furthest required fire department vehicle access point to the building and down the access road to the hydrant (**measurement is not taken as a radius**).
- h. If a building is required to have an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, and a standpipe system installed in accordance with Section 905, a fire hydrant shall be located within 100 feet of the Fire Department Connection (FDC).
- i. D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
- j. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- k. D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

If you have any questions, please reach out to svarvarigos@cityofdrippingsprings.com or at (512) 858-4725.

Sincerely,

Sara Varvarigos, AICP
Senior Planner

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