



City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

## ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### CONTACT INFORMATION

PROPERTY OWNER NAME Cf Cslk Caliterra LLCSTREET ADDRESS 12222 Merit Dr. Ste 1020CITY Dallas STATE TX ZIP CODE 75251PHONE 972-960-2777 ext 103 EMAIL grich@siepiela.comAPPLICANT NAME Angie and Brad MendendhallCOMPANY MBARR Holdings LLCSTREET ADDRESS 402 Dry Creek RoadCITY Austin STATE TX ZIP CODE 78737PHONE 512-557-6712 EMAIL ahlmend08@outlook.com

### REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION  
OR MAP

☐ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE  
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR  
CIRCUMSTANCES IN A PARTICULAR LOCALITY

☒ TO MAKE CHANGES IN ORDER TO IMPLEMENT  
POLICIES REFLECTED WITHIN THE COMPREHENSIVE  
PLAN

PROPERTY & ZONING INFORMATION	
PROPERTY OWNER NAME	Cf Cslk Caliterra LLC
PROPERTY ADDRESS	26025 RR12 S., Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	A0415 Philip A Smith Survey, Tract 18; Acres 4.98, Commercial Parcel
TAX ID#	R17992
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Agricultural
REQUESTED ZONING/AMENDMENT TO PDD	GR-CO) General Retail with Conditional Overlay
REASON FOR REQUEST (Attach extra sheet if necessary)	We respectfully request the rezoning of the subject property from Commercial (C) to (GR-OC) General Retail with Conditional Overlay to allow for the development and operation of The PREP School, a private daycare and preschool. This facility will serve the growing demand for high-quality early childhood education in the area by providing a safe, nurturing, and professionally managed environment for children. Rezoning this lot will enable the property to support necessary infrastructure and regulatory requirements for childcare services, while also aligning with the area's long-term development plans and contributing positively to the local economy and family support systems.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	The proposed use is to develop and operate The Prep School, a premier private preschool and daycare offering a nurturing, education-focused environment for children ages 6 weeks to 5 years. The facility will provide early childhood education through a proprietary curriculum, emphasizing safety, individualized learning, and school-readiness in a professionally managed setting.

### COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? \*

(See attached agreement).

☒ YES (REQUIRED)\* ☐ YES (VOLUNTARY)\* ☐ NO\*

\* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab* on the COPS webpage and online *Lighting Ordinance* under *Code of Ordinances tab* for more information).



**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Gregory L. Rich, Atty. in fact is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. \_\_\_\_\_, Pg. \_\_\_\_\_.)

Gregory L. Rich  
Name

Attorney in Fact for CF CLK Caliterra LLC  
Title

STATE OF TEXAS §

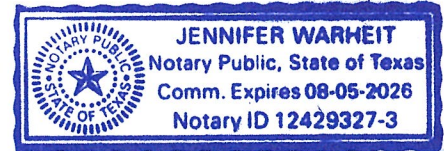
Dallas §  
COUNTY OF HAYS §

This instrument was acknowledged before me on the 15 day of August, 2025 by Gregory L. Rich, Atty. in fact.

Jennifer Warheit  
Notary Public, State of Texas

My Commission Expires: 08-05-2026

Angie and Brad Mendenhall  
Name of Applicant



**ZONING AMENDMENT SUBMITTAL**

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

Angie Mendenhall  
Applicant Signature

08/14/2025  
Date

**CHECKLIST**

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input type="checkbox"/>	<u>PDF/Digital Copies of all submitted Documents</u> <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	GIS Data
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings ( <i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation
<input type="checkbox"/>	<input type="checkbox"/>	Explanation for request ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Information about proposed uses ( <i>attach extra sheets if necessary</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign ( <i>refer to Fee Schedule</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Copy of Planned Development District ( <i>if applicable</i> )
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_

Only filled out by staff



**DRIPPING SPRINGS**  
Texas

### BILLING CONTACT FORM

Project Name: The PREP School at CaliterraProject Address: 26025 RR12 South, Dripping Springs, TX 78620Project Applicant Name: Angie and Brad Mendenhall

#### Billing Contact Information

Name: Angie and Brad MendenhallMailing Address: 402 Dry Creek Rd, Austin, TX 78737Email: ahllmend08@outlook.com Phone Number: 512-557-6712

Type of Project/Application (check all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input type="checkbox"/> Subdivision           |
| <input type="checkbox"/> Development Agreement          | <input type="checkbox"/> Waiver                |
| <input type="checkbox"/> Exterior Design                | <input type="checkbox"/> Wastewater Service    |
| <input type="checkbox"/> Landscape Plan                 | <input type="checkbox"/> Variance              |
| <input type="checkbox"/> Lighting Plan                  | <input checked="" type="checkbox"/> Zoning     |
| <input type="checkbox"/> Site Development Permit        | <input type="checkbox"/> Other _____           |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

*Angie Mendenhall*

Signature of Applicant

08/14/2025

Date



## City of Dripping Springs

511 Mercer Street • PO Box 384 • Dripping Springs, TX 78620 • 512.858.4725  
cityofdrippingsprings.com

*Open spaces, friendly faces.*

Date: **July 25, 2025**

Name: **Angie and Brad Mendendhall**  
Company: **MBARR Holdings LLC**  
Email: **ahlmend08@outlook.com**

Dear **Angie and Brad Mendendhall**:

This letter is to inform you that the application for **Prep School at Caliterra Zoning Amendment** has met all criteria as established in the City of Dripping Springs' Code of Ordinances and the Texas Local Government Code for official review.

This project has been assigned the case number **ZA2025-001** and will be referred to as such from now on. The Planning and Zoning Commission will make an official recommendation of approval or denial to City Council on Tuesday, August 26, 2025. City Council will then make an official determination on Tuesday, September 16, 2024. Your presence is requested at each of these meetings.

Should you have any questions or concerns in the meantime, please feel free to reach out to the planning department.

Regards,

Tory Carpenter  
Planning Director  
City of Dripping Springs



Ranch Road 12

Caliterra Parkway

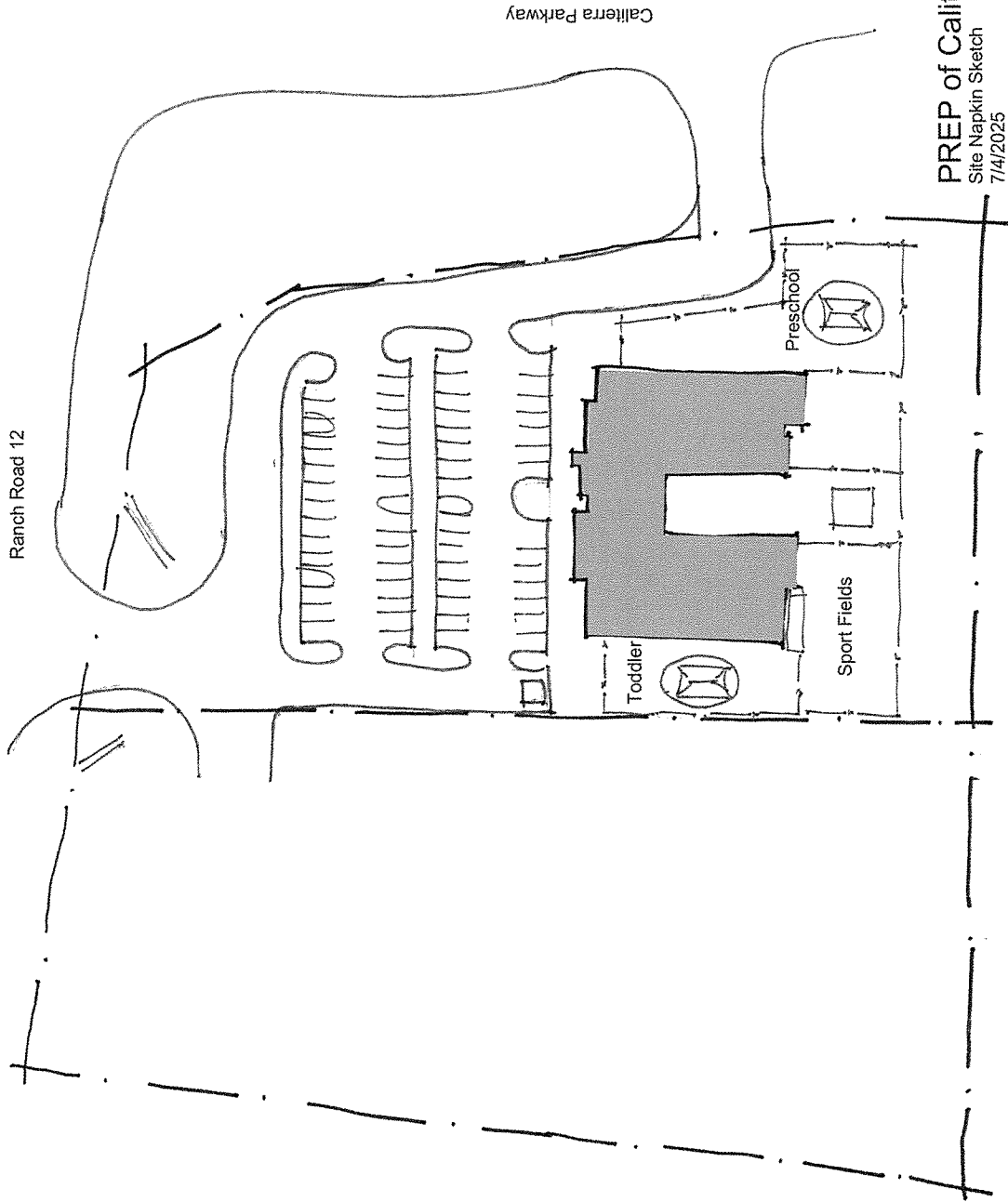
PREP of Caliterra

Site Napkin Sketch

7/4/2025

RPA # 2025303.00

1"=60'





Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

August 14, 2025

City of Dripping Springs  
511 Mercer Street  
Dripping Springs, Texas 78620

**RE: Caliterra Commercial – Prep School  
Overall Impervious Cover Calculation and Wastewater LUE availability**

Planning Staff:

This letter is on behalf of our client, CF CSLK Caliterra LLC , to verify that if the 5-acre commercial tract located a RR12 and Calterra Boulevard is granted GR zoning and a 60 percent impervious cover limit , the maximum development impervious cover in development agreement will not be exceeded. Also, to establish that there sufficient wastewater LUEs available to provide the required 7 wastewater LUEs necessary for the project.

We have been tracking the impervious cover with each section of Caliterra. If the approximately 5-acre commercial tract is built out to 60 percent impervious cover, the overall percentage of impervious cover for the Caliterra development would be 17.3 percent, well below the 20% threshold in the developer's agreement. Please see the attached spreadsheet.

The Caliterra project has 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.

If you have any questions, please contact me at (512) 280-5160 or email [brettp@cbdeng.com](mailto:brettp@cbdeng.com).

Sincerely,  
**CARLSON, BRIGANCE AND DOERING, INC.**  
**(F3791)**

Brett R. Pasquarella, P.E.  
Vice President, Principal



## Exhibit 1

Land Uses P= Permitted C= Conditional Use Permit Blank= Not Permitted X= Proposed Permitted Land Use	Existing Zoning AG	Proposed Base Zoning GR	Proposed Overlay Zoning GR-CO;
Plant Nursery (Commercial)	P	P	
Garden (Non-Retail)	P	P	
Accessory Bldg./Structure (Nonresidential)		P	
Duplex/Two-Family		P	
Garden Home/Townhome		P	
Home Occupation	P	P	
Living Quarters on Site with a Business		P	
Multiple-Family Dwelling		P	
Residential Loft		P	
Swimming Pool, Private	P	P	
Armed Services Recruiting Center		P	
Check Cashing Service		P	
Credit Agency		P	
Insurance Agency Offices		P	X
Offices, General/Professional		P	X
Office, Brokerage Services		P	
Offices, Health Services		P	X
Offices, Legal Services		P	
Offices, Professional		P	X
Offices, Real Estate Office		P	
Security Monitoring Company		P	
Telemarketing Center		P	
All-Terrain Vehicle		P	
Antique Shop		P	
Appliance Repair		P	
Art Dealer/Gallery		P	
Artisan's Shop	P	P	
Artist Studio	P	P	
Auto Supply Store		P	
Bakery or Confectionary (Retail)		P	X

## Exhibit 1

Barbershop		P	
Beauty Shop		P	
Bed and Breakfast Inn or Facility	C	P	
Bicycle Sales and Repair		P	
Book Store		P	
Cafeteria		P	
Computer Sales		P	
Consignment Shop		P	
Convenience Store (With Gas Sales)		P	
Convenience Store (Without Gas Sales)		P	
Cooking School		P	
Dance/Drama/Music Studio or School		P	X
Department Store		P	
Drapery, Blind Upholstery Store		P	
Financial Services		P	X
Florist Shop		P	
Food or Grocery Store (General)		P	
Food or Grocery Store (Limited)		P	
Furniture Store (New and/or Used)		P	
Garden Shop (Inside Storage)		P	
General or Community Retail Store		P	
Hardware Store		P	
Home Improvement Center		P	
Lawnmower Sales & Repair		P	
Live-in Security Quarters		P	
Locksmith		P	
Major Appliance Sales		P	
Market (Public)		P	
Mobile food vendor - 10 days or less		P	
Motorcycle Dealer (Sales, Repair)		P	
Motel or Hotel		P	
Needlework Shop		P	
Pet Shop/Supplies		P	X
Pharmacy		P	X
Photocopying/Duplicating		P	
Photography Studio		P	

## Exhibit 1

Plant Nursery (Retail Sales, Outdoors)		P	
Radio or Television Studio		P	
Restaurant (No Drive-Through Service)		P	
Restaurant (With Drive-Through)		P	
Shoe Repair		P	
Tailor Shop		P	
Tool and Machinery Rental (Indoor Storage)		P	
Travel Agency		P	
Temporary Outdoor Sales/Promotion		P	
Upholstery Shop		P	
Used Merchandise/Furniture		P	
Vacuum Cleaner Sales and Repair		P	
Veterinarian Clinic (Indoor Kennels)		P	X
Woodworking Shop (Ornamental, Handmade)		P	
Auto Financing and Leasing		P	
Auto Tire Sales and Repair		P	
Auto Washing Facility, Attended		P	
Auto Washing Facility, Unattended		P	
Oil Change and Inspection		P	
Tire Dealer, Indoor Storage		P	
Amusement Arcade (Four or more devices)		P	
Amusement Services (Indoor)		P	
Amusement Services (Outdoor)		P	
Billiard/Pool Facility		P	
Bingo Hall		P	
Bowling Center		P	
Country Club (Private)		P	
Dance Hall		P	
Day Camp for Children	C	P	X
Dinner Theater		P	
Golf Course (Miniature)		P	
Golf Course (Public, Private)	C	P	
Health Club		P	X

## Exhibit 1

Motion-Picture Theater		P	
Museum		P	
Park and/or Playground	P	P	
Psychic Reading Services		P	
Theater (Stage)		P	
Video Rentals/Sales		P	
Child Day-Care Facility	C	P	X
Church, Religious Assembly	P	P	
Civic Club		P	
Emergency Care Clinic		P	X
Fire Station	P	P	
Fraternal Lodge or Union		P	
Group Day-Care Home	C	P	
Medical Clinic or Office		P	X (pediatrics)
Home for the Aged, Residential	C	P	
Hospice		P	
Hospital (Acute Care, General)		P	
Library		P	
Maternity Home		P	
Nursing/Convalescent Home		P	
Orphanage		P	
Philanthropic Organization		P	
Post Office	P	P	
School, K Through 12 (public or private)	P	P	X (tutoring center)
Feed and Grain Store		P	
Heating and Air- Conditioning Sales/Service		P	
Contractor's Office (No Outside Storage)		P	
Plumbing Shop		P	