

Rezoning Request – CF CSLK Caliterra LLC (Tract 18)

From: General Retail (GR) | To: General Retail – Conditional Overlay (GR-CO)

For: The PREP School of Caliterra, Dripping Springs, TX



Introduction : The PREP School of Caliterra

- Angie and Brad Mendenhall
 - Local Owners/Operators
- Mark Schuh
 - Corporate Owner
 - The PREP of Dripping Springs
 - Opened 2012
 - The PREP of Headwaters
 - Opened 2025



Purpose of Rezoning

Address/Support/Ensure

- Address impervious coverage needs
- Support The PREP School development
- Ensure alignment with City's 2040 Comprehensive Plan

Comprehensive Plan Alignment

- Preserves Hill Country character & family-focused values
- Supports balanced economic growth & resilient local economy
- Enhances infrastructure efficiency (utilities, road access)
- Provides needed educational services in Dripping Springs

Proposed Permitted Uses (GR-CO)

- Child Day-Care Facility
- Public/Private Schools (tutoring center)
- Day Camp
- Dance/Music/Drama Studio
- Medical Clinic
- Professional & Health Services Offices
- Emergency Care
- Pharmacy
- Health Club
- Financial Services
- Veterinarian
- Pet Shop
- Bakery
- Insurance Agency

Compliance Commitments and Metrics

Compliance

- Impervious cover at 17.3% (<20% threshold)
- 30' setbacks & privacy greenery buffers
- Dark sky ordinance compliance
- Safe ingress/egress from Caliterra Parkway
- 7 wastewater LUEs required; 58 remain available
- Drainage & stormwater convey per Caliterra Development Agreement

Metrics

- **Traffic:** staggered arrivals, no peak congestion
- **Fiscal Impact:** current ~\$20k tax revenue, increased with improvements
- **Capacity:** 204 students (Phase-in: Yr 1 = 50-120; Yr 2 = 120-204; Yr 3 maintain 204)
- **Environmental:** consistent with DA and city standards
- **Public Services:** compatible with existing capacity, low service demand

Community Benefits

- Serving central & south Dripping Springs families
- Safe access via Caliterra Parkway
- Extended hours supporting working families
- Aligns with nearby educational and faith-based facilities (Skybridge Academy, St. Martin de Porres, DS Presbyterian)



Project Timeline



PROPERTY CLOSING:
~NOVEMBER 4, 2025



CONSTRUCTION:
12–15 MONTHS



OPENING:
2027 SCHOOL YEAR

Closing / Request Summary

Zoning Committee

In closing, we respectfully request approval to rezone 4.98 acres (Tract 18, CF CSLK Caliterra LLC, Doc. No. 21069668, Phillip A. Smith Survey No. 26, Abstract No. 415) from **General Retail (GR)** to **General Retail – Conditional Overlay (GR-CO)**.

This rezoning:

- ✓ Aligns with the City's Comprehensive Plan and zoning framework.
- ✓ Provides clear, enforceable conditions that address compatibility with adjacent uses.
- ✓ Encourages appropriate, sustainable commercial development consistent with City goals.

The proposed **GR-CO** designation balances market demand with regulatory oversight, ensuring responsible land use and long-term community benefit. We respectfully request the Committee's recommendation of approval.

Closing / Request Summary

DS Community

In closing, we are requesting your approval to rezone 4.98 acres (Tract 18, CF CSLK Caliterra LLC, Doc. No. 21069668, Phillip A. Smith Survey No. 26, Abstract No. 415) from **General Retail (GR)** to **General Retail – Conditional Overlay (GR-CO)**.

This rezoning is a **balanced approach** that:

- ✓ Promotes thoughtful commercial growth that supports local businesses and residents.
- ✓ Adds to the City's tax base, strengthening services and infrastructure.
- ✓ Preserves the character of Dripping Springs while encouraging opportunity and vitality.

The **GR-CO overlay** ensures development will move forward responsibly, with conditions that protect surrounding neighborhoods and reflect community values.

We respectfully ask for your support in recommending this rezoning for approval — a decision that positions Dripping Springs for smart growth today and for years to come.

Message from The PREP School of Caliterra

This location will make it possible for families and children who live further west of Canyon Ranch Rd to receive the highest level of early childhood education, in the most innovative private preschool setting. Consistent with our sister schools, The PREP School of Caliterra will offer a safe and secure environment that nurtures each child's individual needs. From our state-of-the-art facility to our exceptional educators and advanced curriculum, not a single detail at The PREP School of Caliterra has been overlooked.

Great schools are a huge factor in where families choose to live; we are excited to join this community along with the highly acclaimed Dripping Springs ISD. The PREP School will partner in education to provide the ultimate innovative preschool experience while encouraging children in learning, exploration, imagination, and creativity. The PREP objectives will ensure your child is MORE than prepared emotionally, physically, socially, and intellectually for the next chapter in early life, whether it's private or public elementary school.

Caliterra is a fast-growing master-planned community with amenities that promote community connection. The PREP School will join in this mindset and introduce the third premier private preschool in Dripping Springs for early childhood education and continue to build lasting relationships within the community.

Supporting Materials

1. www.theprepschools.com
2. [2040 City of Dripping Springs Comprehensive Plan](#)
3. [DSISD Demographic Study](#)
4. Caliterra Development Agreement
5. Impervious Coverage Letter
6. Lot Survey
7. Conceptual Site Plan
8. The PREP School Rendering