

PARKING SOLUTIONS SUMMARY:

NEW ZONING : LR-HO-CO = 8 SPACES  
NEW AMENITIES @ 1,139 SF ADDED  
RATIO 1/200 SF = 6 SPACES  
NEW POOL CABANA @ 256 SF ADDED  
RATIO 1/150 SF = 2 SPACES  
TOTAL NEW SPACES REQ'D = 16 SPACES

ON SITE PROVIDED = 13  
VARIANCE REQUESTED = 3

LEGEND

THE MANSION'S SIDEWALK IMPROVEMENTS =

THE MANSION'S PARKING IMPROVEMENTS = 1,893 GSF

FUTURE CITY SIDEWALKS

THE MANSIONS REVISED PARCEL BOUNDARIES

IMPERVIOUS COVERAGE

FULL SIZE LOT: = 13,068 GSF  
60% TOTAL I.C. CALCULATION PERMITTED = 7,841 GSF

EXISTING IMPERVIOUS COVERAGE

BUILDING, = 1,613 GSF  
DRIVEWAY, GROUNDS, CISTERN = 978 GSF  
SUBTOTAL = 2,591 GSF

NEW IMPERVIOUS COVERAGE

BUILDINGS = 418 GSF  
POOL, CABANAS + DECKING = 980 GSF  
SUBTOTAL = 1,398 GSF

COMBINED IMPERVIOUS COVERAGE

SUBTOTAL = 3,989 GSF

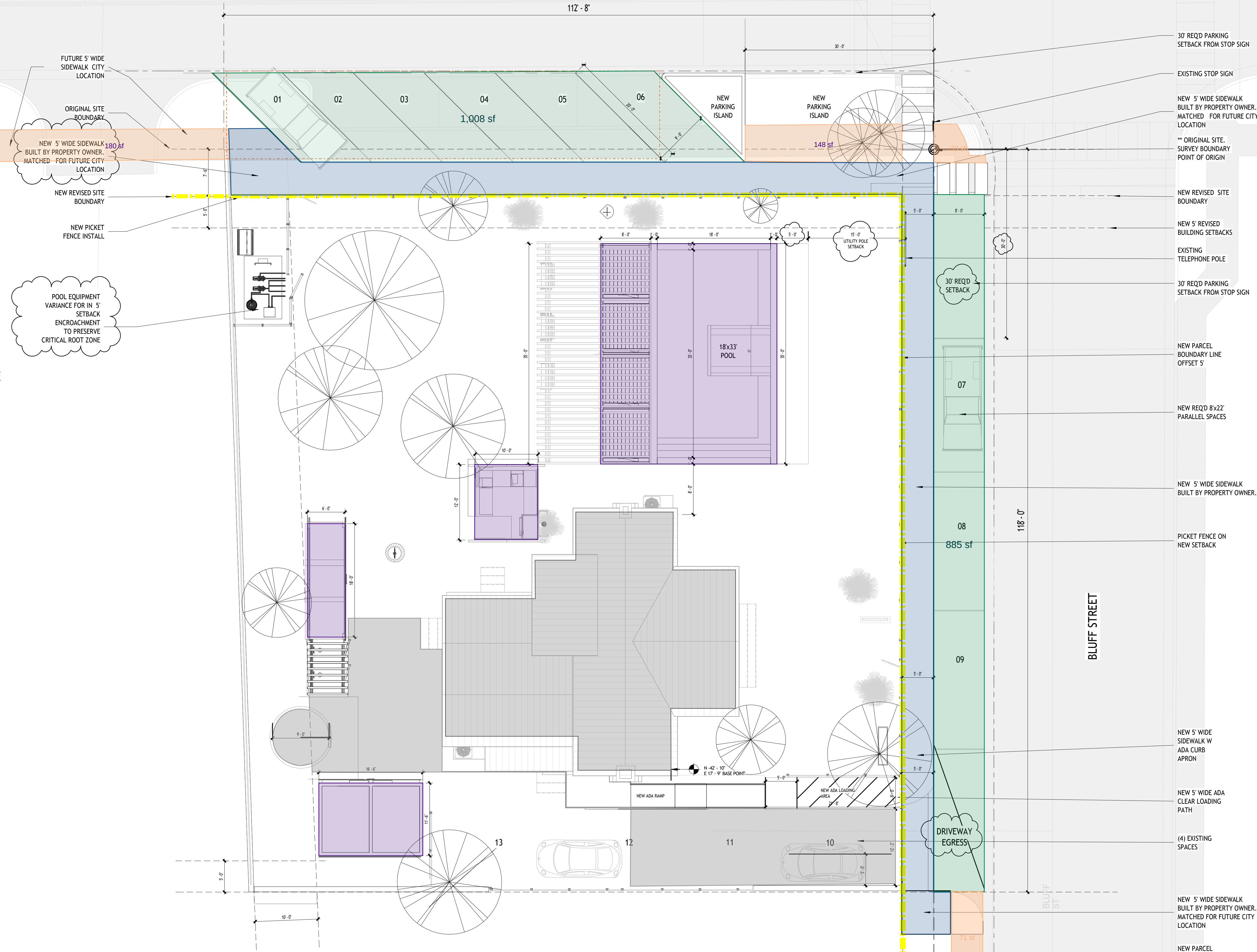
= 51 % IMPERVIOUS COVERAGE  
= 9 % REMAINING

1 Site Plan  
1/8" = 1'-0"

Attachment 1

HAYS STREET

GREY CAD  
UNDERLAY  
REPRESENTS  
CITY MASTPLAN



30' REQ'D PARKING  
SETBACK FROM STOP SIGN

EXISTING STOP SIGN

NEW 5' WIDE SIDEWALK  
BUILT BY PROPERTY OWNER.  
MATCHED FOR FUTURE CITY  
LOCATION

\*\* ORIGINAL SITE.  
SURVEY BOUNDARY  
POINT OF ORIGIN

NEW REVISED SITE  
BOUNDARY

NEW 5' REVISED  
BUILDING SETBACKS

EXISTING  
TELEPHONE POLE

30' REQ'D PARKING  
SETBACK FROM STOP SIGN

NEW PARCEL  
BOUNDARY LINE  
OFFSET 5'

NEW REQ'D 8'x22'  
PARALLEL SPACES

NEW 5' WIDE SIDEWALK  
BUILT BY PROPERTY OWNER.

PICKET FENCE ON  
NEW SETBACK

NEW 5' WIDE SIDEWALK  
BUILT BY PROPERTY OWNER.

PICKET FENCE ON  
NEW SETBACK

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BUILT BY PROPERTY OWNER.

PICKET FENCE ON  
NEW SETBACK

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PICKET FENCE ON  
NEW SETBACK

NEW 5' WIDE SIDEWALK  
BUILT BY PROPERTY OWNER.

PICKET FENCE ON  
NEW SETBACK



RESOLVEDESIGNS LLC  
DEVELOPMENT • MASTER PLANNING

www.ResolveDesigns.com  
info@resolvedesigns.com  
512-426-2103

OWNER / CLIENT

JENNI KILLEBREW  
MEDSPA

CLIENT EMAIL  
CLIENT PH#

THE MANSION OF DRIPPING SPRINGS

200 BLUFF STREET  
DRIPPING SPRINGS, TX 78620

PROJECT NUMBER: RESOLVE  
26-11

PROJECT REFERENCES:  
AS NOTED

DATE: Issue Date  
DRAWN BY: Author  
ISSUED: 08/10/26

No. Description Date  
1 C-05, 9/11/26, REVIEWS 8/15/26

SHEET NAME:  
SITE PLAN (REV 02)

SHEET NUMBER:

C 101



Attachment 1



200 BLUFF STREET, DRIPPING SPRINGS, TEXAS

MR. & MRS. KILLIBREW

1494 Bunker Ranch Blvd  
Dripping Springs, TX 78620-2397

SUBMISSION:  
CITY OF DRIPPING SPRINGS, TEXAS

AMENDED ZONING APPLICATION



Submitted by:  
ResolveDesigns LLC

Submitted Date:  
June 18, 2026

# TABLE OF CONTENTS FOR DIGITAL SUBMISSION

- A. CITY OF DRIPPING SPRINGS' ZONING / PDD AMENDMENT APPLICATION
  - a. PROPERTY OWNER & APPLICANT CONTACT INFORMATION
  - b. PROPERTY & ZONING INFORMATION
  - c. COMPLIANCE WITH OUTDOOR LIGHTING SELECTION
  - d. APPLICANT'S SIGNATURE
  - e. ZONING AMENDMENT SUBMITTAL
  
- B. CITY OF DRIPPING SPRINGS' BILLING CONTACT FORM
  
- C. CITY OF DRIPPING SPRINGS' LIGHTING ORDINANCE COMPLIANCE AGREEMENT
  
- D. APPLICANTS SUBMISSION OF EXHIBIT DOCUMENTATION [11X17]
  - a. GIS DATA & PARCEL INFORMATION
  - b. LEGAL DESCRIPTION
  - c. CONCEPT PLAN
  - d. PLANS
  - e. MAPS & NEIGHBORING ZONING CONTEXT
  - f. ARCHITECTURAL ELEVATIONS
  - g. EXPLANATION FOR REQUESTS
  
- E. PARTIES TO THE APPLICATION
  
- F. CONCLUSION



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 BLUFF STREET INVESTMENTS LLC  
STREET ADDRESS 2104 STAMFORD LANE  
CITY AUSTIN STATE TEXAS ZIP CODE 78703-2946  
PHONE \*\* EMAIL \*\*

APPLICANT NAME RUSSELL R COLLINS ON BEHALF OF JENNIFER KILLEBREW  
COMPANY RESOLVEDESIGNS LLC  
STREET ADDRESS 120 SAINT RICHIE LANE  
CITY AUSTIN STATE TEXAS ZIP CODE 78737  
PHONE 512-426-2103 EMAIL [REDACTED].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                                                         | BLUFF STREET INVESTMENTS LLC                                                                                                                                                                                                                                              |
| PROPERTY ADDRESS                                                            | 200 BLUFF ST, DRIPPING SPRINGS, TX 78620                                                                                                                                                                                                                                  |
| CURRENT LEGAL DESCRIPTION                                                   | W T CHAPMAN #3, BLOCK 4, Lot 1, ACRES 0.3                                                                                                                                                                                                                                 |
| TAX ID#                                                                     | HAYS PARCEL # R138826                                                                                                                                                                                                                                                     |
| LOCATED IN                                                                  | <input checked="" type="checkbox"/> CITY LIMITS<br><input type="checkbox"/> EXTRATERRITORIAL JURISDICTION                                                                                                                                                                 |
| CURRENT ZONING                                                              | SF-5, HO [HAYS STREET DISTRICT                                                                                                                                                                                                                                            |
| REQUESTED ZONING/AMENDMENT TO PDD                                           | LR : LOCAL RETAIL DISTRICT ,HO                                                                                                                                                                                                                                            |
| REASON FOR REQUEST<br><i>(Attach extra sheet if necessary)</i>              | AS CURRENT SMALL BUSINESS OWNERS IN DRIPPING SPRINGS, WE ARE CREATING A HISTORIC-DISTRICT FRIENDLY, SMALL BUSINESS MEDICAL DAY SPA.<br><br>THE CURRENT SF-5 ZONE DOES NOT ALLOW OPERATING A SMALL MEDICAL OFFICE.                                                         |
| INFORMATION ABOUT PROPOSED USES<br><i>(Attach extra sheet if necessary)</i> | OUR SMALL BUSINESS MEDICAL DAY SPA WILL OFFER:<br>Beauty treatments, Peptide Therapies , Personalized HRT hormone evaluation and management, Peptides to slow down the aging process, Cosmetics and Fillers, Weight loss GLP-1 medications, Expert nutrition and exercise |

### 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 CORDS 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 Russell R Collins, ResolveDesigns LLC 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. 17, Pg. 36.)

PETER CHRISTIAN CRUSON  
Name

MANAGER - BLUFF STREET INVESTMENTS, LLC  
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 28<sup>th</sup> day of MAY,

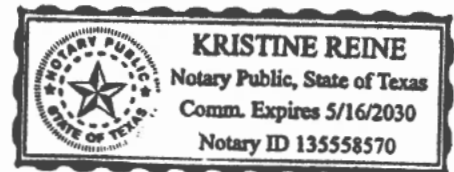
2020 by Kristine Reine.

Kristine Reine  
Notary Public, State of Texas

My Commission Expires: May 16, 2030

Russell R Collins,  
ResolveDesigns LLC, Commercial Development Advisory

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:



Applicant Signature

JUNE 18, 2026

Date

### CHECKLIST

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

EXEMPT

EXEMPT

Project Number: \_\_\_\_\_ - \_\_\_\_\_  
 Only filled out by staff



**DRIPPING SPRINGS**  
 Texas

## BILLING CONTACT FORM

Project Name: MANSION DAY SPA

Project Address: 200 BLUFF STREET , DRIPPING SPRINGS, TX 78620

Project Applicant Name: RUSSELL R COLLINS ON BEHALF OF JENI KILLEBREW

### Billing Contact Information

Name: JENI KILLEBREW

Mailing Address: 1494 Bunker Ranch Blvd.

Dripping Springs, TX 78620

Email: [REDACTED] Phone Number: 512- 673-0066 cell

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.*

  
 Signature of Applicant

JUNE 18 , 2026  
 Date



DRIPPING SPRINGS  
Texas

Received on/by:

Date, initials

## LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 200 Bluff Street, Dripping Springs, TX 78620

☒ Commercial

☐ Residential

Applicant's Name (and Business Name, if Applicable):

Russell R Collins, ResolveDesigns LLC

Applicant's Address: 120 Saint Richie Ln, Austin TX, 78737

Applicant's Email: [REDACTED]

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**

**IF APPLYING FOR:**

☐ Conditional Use Permit

☒ Zoning Amendment Application

☐ Subdivision Approval

☐ Building Permit

☐ Site Development Permit

☐ Sign Permit

☐ Alcoholic Beverage Permit

☐ Food Establishment Permit

☐ On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

*By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:*



Signature

JUNE 18 , 2026

Date



# DRIPPING SPRINGS'

## EXCLUSIVE DAY SPA & WELLNESS RESORT

|                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>RESOLVEDESIGNS,LLC<br>DEVELOPMENT + PLANNING<br>www.ResolveDesigns.com<br>info@ResolveDesigns.com<br>512-426-2103 |
| OWNER / CLIENT<br>KILLBREWS<br>POTENTIAL LAND OWNER<br>DRIPPING SPRINGS, TX 78620<br>M : (---) -----<br>-----.com                                                                                      |
| MASTER DEVELOPER + DESIGN<br>RUSSELL R COLLINS<br>LEED-AP, AIA-A, PMP<br>MANAGING PRINCIPAL<br>512-426-2103 C<br>RCOLLINS@RESOLVEDESIGNS.COM                                                           |
| ENGINEER OF RECORD<br>T.B.D                                                                                                                                                                            |
| CONTRACTOR + CONSULTANTS<br>T.B.D                                                                                                                                                                      |
| MANSION DAY SPA<br>WELLNESS RETREAT<br>200 BLUFF ST, DRIPPING SPRINGS, TX 78620                                                                                                                        |
| PROJECT NUMBER:<br>2026 - 11 MANSION DAY SPA                                                                                                                                                           |
| PROJECT REFERENCES:<br>PARCEL ID # AS NOTED<br>LOCAL DESIGN   AS NOTED<br>MUNICIPALITY   AS NOTED<br>LAT - LONG   AS NOTED<br>APPROX QDF   AS NOTED                                                    |
| ISSUED   REVISIONS<br>NUMBER: DATE:<br>ISSUE DATE 06.18.26<br>REVISION 01 <-><br>REVISION 02 <->                                                                                                       |
| ISSUED BY:<br>RESOLVEDESIGNS,LLC                                                                                                                                                                       |
| SHEET NAME:<br>PROJECT<br>INTRODUCTION                                                                                                                                                                 |
| SHEET NUMBER<br>A.1                                                                                                                                                                                    |

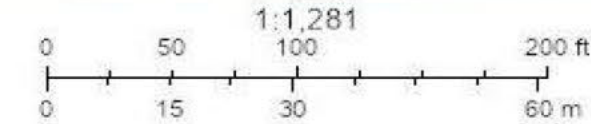
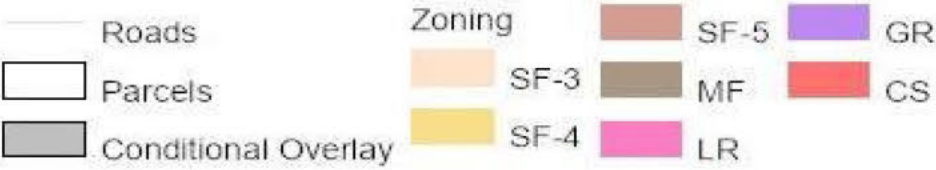


ZONING CONTEXT :

MULTIPLE NEIGHBORING SMALL BUSINESSES OPERATE AS A GENERAL RETAIL [GR], COMMERCIAL SERVICES [CS] AND LOCAL RETAIL [LR].

REQUESTED AMENDED ZONING TO LOCAL RETAIL [LR]

ArcGIS Web Map



See web site for license constraints. | U.S. Geological Survey (USGS)



**RESOLVEDESIGNS LLC**  
DEVELOPMENT + PLANNING  
www.ResolveDesigns.com  
info@ResolveDesigns.com  
512-426-2103

**OWNER / CLIENT**  
**KILLBREWS**  
POTENTIAL LAND OWNER  
---  
DRIPPING SPRINGS, TX 78620  
  
M : (---) -----  
-----@com

**MASTER DEVELOPER + DESIGN**  
RUSSELL R COLLINS  
LEED-AP, AIA-A, PMP  
MANAGING PRINCIPAL  
512-426-2103 C  
RCOLLINS@RESOLVEDESIGNS.COM

**ENGINEER OF RECORD**  
T.B.D

**CONTRACTOR + CONSULTANTS**  
T.B.D

**PROJECT NUMBER:**  
2026 - 11 MANSION DAY SPA

**PROJECT REFERENCES:**  
PARCEL ID # AS NOTED  
LOCAL DESIGN | AS NOTED  
MUNICIPALITY | AS NOTED  
LAT - LONG | AS NOTED  
APPROX GDF | AS NOTED

**ISSUED | REVISIONS**  
NUMBER: DATE:  
ISSUE DATE 06.18.26  
REVISION 01 <->  
REVISION 02 <->

**ISSUED BY:**  
RESOLVEDESIGNS LLC

**SHEET NAME:**  
DEVELOPMENT  
PROGRAM  
ZONING  
CONTEXT

**SHEET NUMBER**  
A.3

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

|                                    |           |
|------------------------------------|-----------|
| LOT AREA ( .30 ACRES) =            | 13,068 SF |
| ALLOWED IMPERVIOUS COVERAGE [I.C.] | 60 %      |
| ALLOWABLE I.C. LOT GSF =           | 7,841 SF  |
| CURRENT I.C. % =                   | 12 %      |

|                            |          |
|----------------------------|----------|
| EXISTING STRUCTURE GSF     | 1,613 SF |
| PROPOSED NEW STRUCTURE GSF | 2,847 SF |
| COMBINED GSF =             | 4,460 SF |
| PROPOSED COMBINED [I.C.]   | 43 %     |

AVAIL. GSF BALANCE TO DEVELOPMENT 3,381 SF

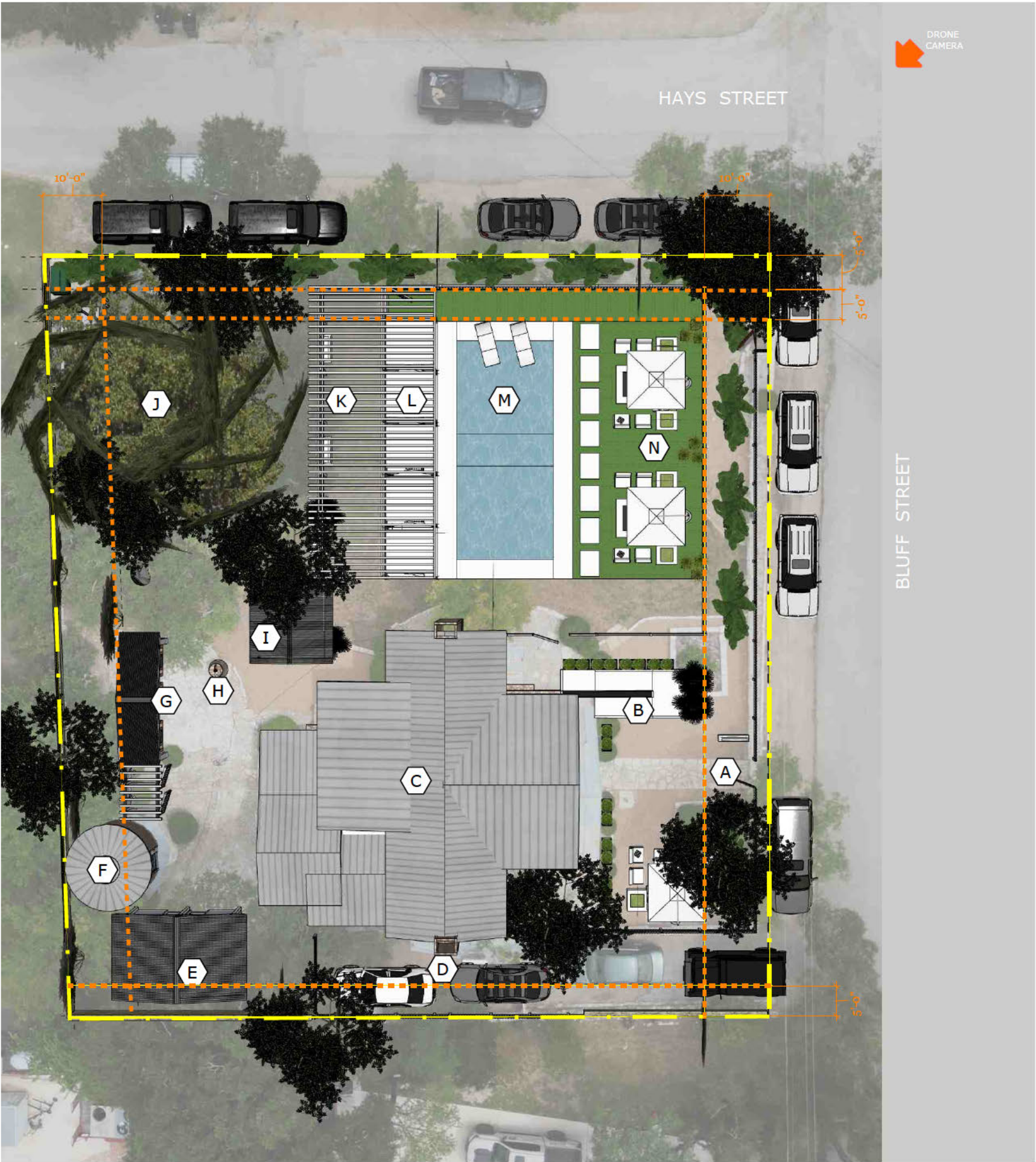


KEYED LEGEND | MASTER SITE PLAN

|     |                                        |          |
|-----|----------------------------------------|----------|
| (A) | MAIN ENTRANCE TO BLUFF STREET          |          |
| (B) | ADA COMPLIANT RAMP                     | 146 SF   |
| (C) | EXISTING RESIDENTIAL                   | 1613 SF  |
| (D) | ADDITIONAL PARKING STALLS (2)          |          |
| (E) | NEW CHANGING RESTROOMS - UNISEX (2)    | 266 SF   |
| (F) | STONE CISTERN REPURPOSED FOR SALT CAVE |          |
| (G) | NEW SAUANA ENCLOSURE WITH SHOWERS      | 186 SF   |
| (H) | REPURPOSED WELL FOR AESTHETICS         |          |
| (I) | FRESH JUICE AND APEROL SPRITZS BAR     | 162 SF   |
| (J) | LEGACY TREE LOUNGE GROUNDS             |          |
| (K) | MASS TIMBER PERGOLA                    |          |
| (L) | SEMI PRIVATE CABANAS + POOL SURROUND   | 1,040 SF |
| (M) | 15' x 35' LOUNGE POOL                  | 525 SF   |
| (N) | THE GREAT LAWN ( @ 50% I.C. )          | 523 SF   |

LEGENDS

- SETBACKS
- PARCEL BOUNDARY



OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

OVERALL DIMENSIONS

IMPERVIOUS COVERAGE CALCULATIONS

|                                      |           |
|--------------------------------------|-----------|
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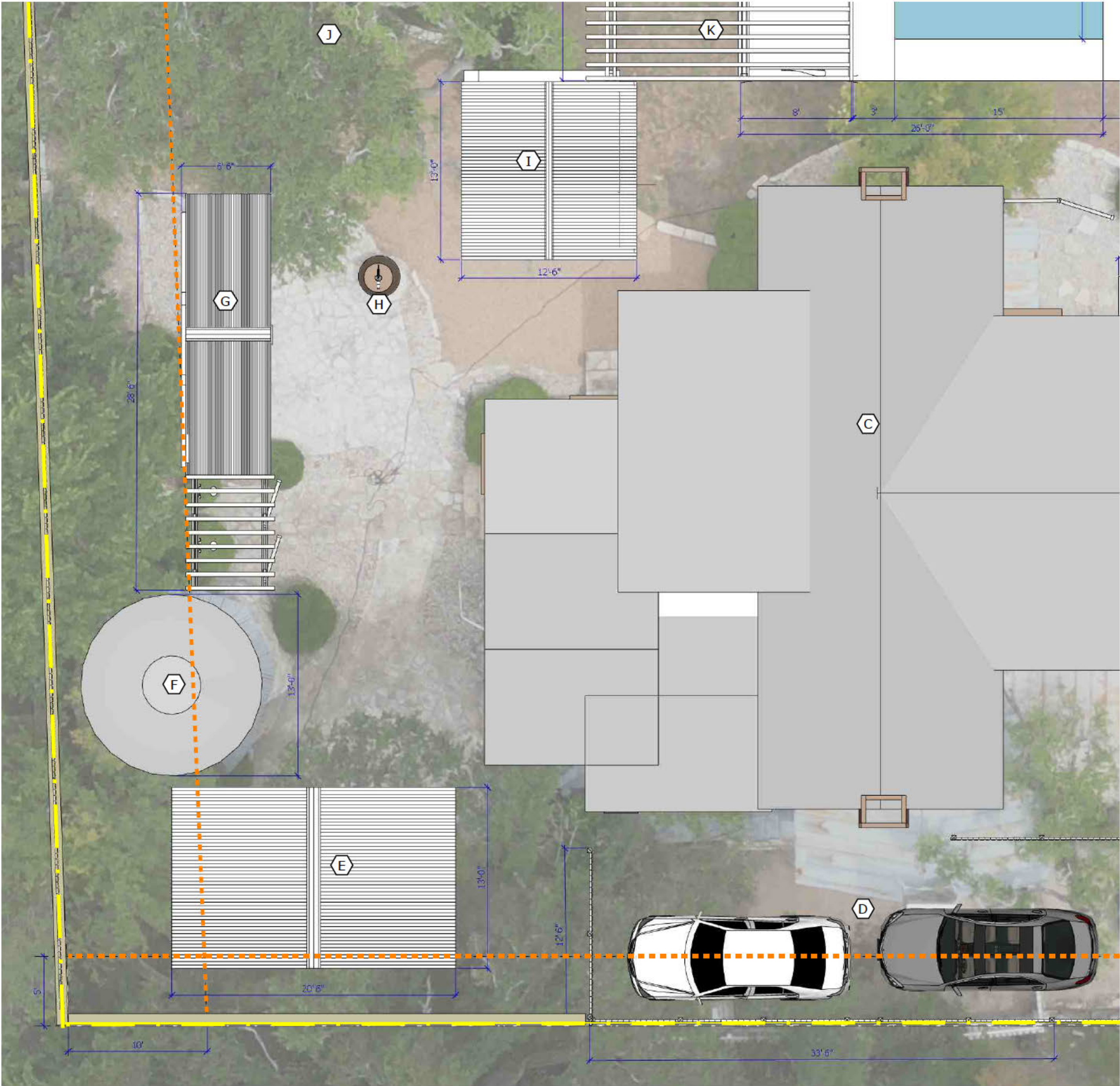
AVAIL. GSF BALANCE TO DEVELOPMENT 3,381 SF

LEGENDS

- SETBACKS
- PARCEL BOUNDARY

KEYED LEGEND | MASTER SITE PLAN

- A MAIN ENTRANCE TO BLUFF STREET
- B ADA COMPLIANT RAMP 146 SF
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- H REPURPOSED WELL FOR AESTHETICS
- I FRESH JUICE AND APEROL SPRITZS BAR 162 SF
- J LEGACY TREE LOUNGE GROUNDS
- K MASS TIMBER PERGOLA
- L SEMI PRIVATE CABANAS + POOL SURROUND 1040 SF
- M 15' x 35' LOUNGE POOL 525 SF
- N THE GREAT LAWN (@ 50% I.C.) 523 SF





**RESOLVEDESIGNS LLC**  
DEVELOPMENT + PLANNING  
www.ResolveDesigns.com  
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**OWNER / CLIENT**  
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---  
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**MASTER DEVELOPER + DESIGN**  
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MANAGING PRINCIPAL  
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**ENGINEER OF RECORD**  
T.B.D

**CONTRACTOR + CONSULTANTS**  
T.B.D

**MANSION DAY SPA**  
**WELLNESS RETREAT**  
200 BLUFF ST, DRIPPING SPRINGS, TX 78620

**PROJECT NUMBER:**  
2026 - 11 MANSION DAY SPA

**PROJECT REFERENCES:**  
PARCEL ID # AS NOTED  
LOCAL DECODE # AS NOTED  
MUNICIPALITY # AS NOTED  
APPROX GSF # AS NOTED

| ISSUED      | REVISIONS | DATE |
|-------------|-----------|------|
| NUMBER:     |           |      |
| ISSUE DATE  | 06.18.26  |      |
| REVISION 01 | <--       |      |
| REVISION 02 | <--       |      |

**ISSUED BY:**  
RESOLVEDESIGNS LLC

**SHEET NAME:**  
CONCEPT  
MASTER SITE  
OVERALL  
DIMENSIONS\_AA

**SHEET NUMBER**  
**A.5**

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

OVERALL DIMENSIONS

IMPERVIOUS COVERAGE CALCULATIONS

|                                      |           |
|--------------------------------------|-----------|
| LOT AREA ( .30 ACRES ) =             | 13,068 SF |
| ALLOWED IMPERVIOUS COVERAGE [I.C.] = | 60 %      |
| ALLOWABLE I.C. LOT GSF =             | 7,841 SF  |
| CURRENT I.C. % =                     | 12 %      |

|                            |          |
|----------------------------|----------|
| EXISTING STRUCTURE GSF     | 1,613 SF |
| PROPOSED NEW STRUCTURE GSF | 2,847 SF |
| COMBINED GSF =             | 4,460 SF |
| PROPOSED COMBINED [I.C.]   | 43 %     |

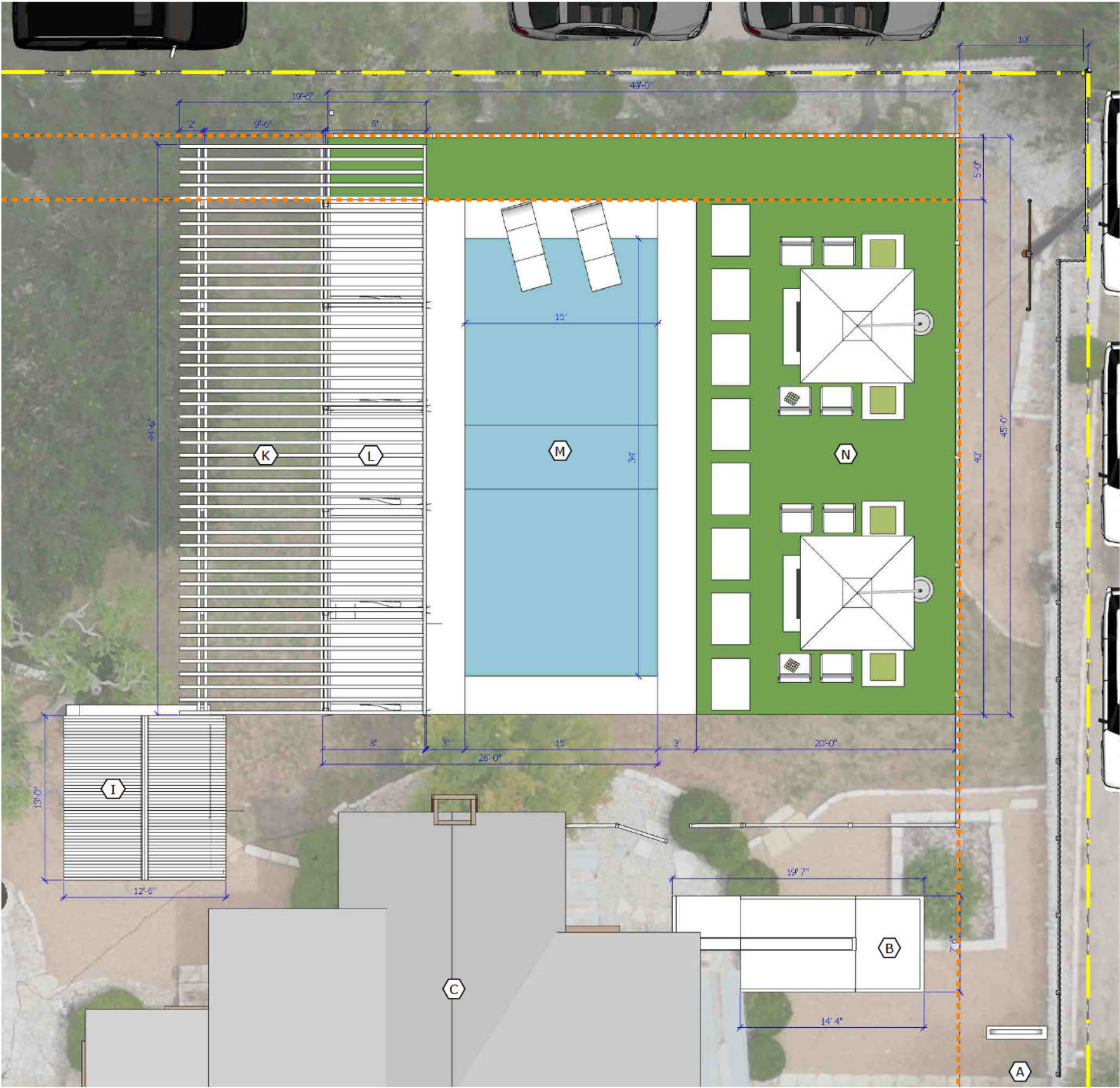
AVAIL. GSF BALANCE TO DEVELOPMENT 3,381 SF

LEGENDS

- SETBACKS
- PARCEL BOUNDARY

KEYED LEGEND | MASTER SITE PLAN

|   |                                        |         |
|---|----------------------------------------|---------|
| A | MAIN ENTRANCE TO BLUFF STREET          |         |
| B | ADA COMPLIANT RAMP                     | 146 SF  |
| C | EXISTING RESIDENTIAL                   | 1613 SF |
| D | ADDITIONAL PARKING STALLS (2)          |         |
| E | NEW CHANGING RESTROOMS - UNISEX (2)    | 266 SF  |
| F | STONE CISTERN REPURPOSED FOR SALT CAVE |         |
| G | NEW SAUANA ENCLOSURE WITH SHOWERS      | 186 SF  |
| H | REPURPOSED WELL FOR AESTHETICS         |         |
| I | FRESH JUICE AND APEROL SPRITZS BAR     | 162 SF  |
| J | LEGACY TREE LOUNGE GROUNDS             |         |
| K | MASS TIMBER PERGOLA                    |         |
| L | SEMI PRIVATE CABANAS + POOL SURROUND   | 1040 SF |
| M | 15' x 35' LOUNGE POOL                  | 525 SF  |
| N | THE GREAT LAWN (@ 50% I.C.)            | 523 SF  |



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T.B.D

MANSION DAY SPA  
WELLNESS RETREAT  
200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:  
2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:  
PARCEL ID # AS NOTED  
LOCAL DEEDS | AS NOTED  
MUNICIPALITY | AS NOTED  
LAT - LONG | AS NOTED  
APPROX GSF | AS NOTED

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|-------------|-----------|
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CONCEPT  
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OVERALL  
DIMENSIONS\_BB

SHEET NUMBER





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**SHEET NAME:**  
**CONCEPT VIEWS**

SHEET NUMBER

**A.7**

1 SOUTH LOOKING NORTH  
A.7 NOT TO SCALE



BLUFF STREET



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VIEWS**

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APPRX GSF 1 AS NOTED

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**A.14**







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**ISSUED BY:**  
RESOLVEDESIGNS LLC

**SHEET NAME:**  
**CONCEPT VIEWS**

SHEET NUMBER

1

A.15

RESTROOMS, SAUNAS & JUICE BAR

NOT TO SCALE



A.15



Our development is about experiencing and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a tranquil and inviting hospitality environment.

The overall architecture embodies curated moments and it's unique personal story.  
We invite you immerse yourself and to create your own 'PEACE' at

# THE MANSION DAY SPA & WELLNESS RETREAT.



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LOCAL DESIGN TAG NOTED  
MUNICIPALITY (AS NOTED)  
LAT - LONG: (AS NOTED)  
APPROX GSP (AS NOTED)

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**ISSUED BY:**  
RESOLVEDESIGNS, LLC

**SHEET NAME:**  
DEVELOPMENT PROGRAM  
---

**SHEET NUMBER**  
A.16

# PARTIES TO SUBMITTED APPLICATION

REQUESTING PARTY  
FOR APPLICATION

Mr. & Mrs. Killibrew  
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Dripping Springs, TX 78620-2397

Jennifer Killibrew  
Cell: 512-673-0066  
Email: [jenikillebrew@gmail.com](mailto:jenikillebrew@gmail.com)

APPLICANT

ResolveDesigns, LLC  
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END OF SUBMITTAL

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