

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Taline Manassian](#); [Tory Carpenter](#); [Diana Boone](#); [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** additional comments on DSSC case#: VAR2025-002  
**Date:** Tuesday, July 8, 2025 6:17:59 PM

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Dear all,

Thank you for providing the Master Site Plan of DSSC this morning! After we looked at the DSSC site plan, we realized there will be two entrances along the HWY290(see attached photo), then the Canyonwood Dr entrance is not necessary, so does the driveway from the Canyonwood Dr to DCCS. Here are the additional concerns if the project is proceed:

- 1) Again, we want to emphasis Canyonwood entrance to DSSC create traffic jams and slow the flow of traffic and therefore create safety issues, and HWY290 entrance can be used for access to both site easily and safely;
- 2) Create the drive way from Canyonwood Dr to DSSC along our property(see attached photo in yellow) will create Air & Sound pollution, dramatically devalue our property values, and totally destroy our privacy and quality of life;
- 3) due to all above concerns, we strongly request a solid concrete wall should be built at least 15 feet away and 8 feet tall along our property line to mitigate all the issues concerned.

**We again respectfully ask you:** if the DSSC application proceed, **please reject the Canyonwood Dr entrance and the drive way through Canyonwood Dr to DSSC next to our property** (highlighted in yellow of attached photo) **to nicely separate our residential and commercial area, mitigate air & sound pollution, prevent dramatically devalue our property, and mostly protect our privacy and quality of retirement life.**

Thanks and regards,  
hui-ying li & jian sheng xia  
109 N Canyonwood dr, Dripping Springs TX 78620  
352-284-3871

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Taline Manassian](#); [Tory Carpenter](#); [Diana Boone](#); [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Opposition to DSSC zoning variance application Case#: VAR2025-002  
**Date:** Monday, July 7, 2025 7:33:34 PM

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Dear City of Dripping Springs Mayor Bill Foulds, Jr, Mayor Pro Tem Taline Manassian, AICP, CNU-A Planning Director Tony Carpenter, City Secretary Diana Boone, and Dripping Springs City Planning Committee,

My name is Hui-Ying Li, and I live with my husband at 109 N Canyonwood Drive(see attached photo, the yellow area is our property). We are both retired and over 70 years old. We purchased our home few years ago and have deeply appreciated the peace and quiet of this suburban neighborhood. It has been a sanctuary for us in our retirement.

We are writing to express our strong opposition to the proposed DSSC zoning variance application case #: VAR2025-002. This project threatens not only the character of our neighborhood, but also our quality of life, safety, and the value of our home — which represents nearly the entirety of our life savings. We have a number of concerns outlined as follows:

#### 1. Negative Impact on Neighborhood Character and Property Values

- The proposed commercial development is out of scale with the surrounding residential homes and would dramatically alter the quiet, suburban feel that defines Sunset Hill.
- The location and size of the project are not appropriate for this area, and will degrade the natural beauty and cohesive character of the neighborhood.
- Our home is directly adjacent to the proposed project on two sides(see attachment), and we are extremely worried. The change in land use will likely reduce our property value and rob us of the peace and privacy we have worked our whole lives to secure.
- The addition of a driveway just feet from our home will increase noise, air pollution, traffic, and privacy issues, while potentially attracting crime and other urban nuisances.
- Commercial activities will introduce parking issues and visual clutter, which are incompatible with a residential area like ours.

#### 2. Safety Concerns

- Traffic will increase significantly during peak hours, school drop-off/pick-up times, and weekends, endangering children and families.
- The project may create new safety hazards, including increased risks from delivery trucks, commercial vehicles, and improperly parked trailers.
- We've already experienced issues: during construction of the Christian Brothers Automotive shop across the street, our mailbox was destroyed three times by commercial traffic.

#### 3. Zoning Incompatibility

- The proposed use is inconsistent with existing residential zoning laws.
- This is a residential neighborhood. Large scale businesses of this nature do not belong here, and existing zoning ordinances must be upheld to protect current residents.

#### 4. Lack of Public Benefit

- The project offers no clear benefit to the neighborhood. Instead, it brings air and noise pollution, safety hazards, increased traffic, and pressure on local resources.
- Any hardship claimed by the applicant is not unique and could be addressed through a more appropriate ordinance amendment, rather than allowing a variance that harms others.

#### 5. Additional Concerns

- The business may generate excessive noise, air, and water pollution.
- Commercial signage may clutter the streetscape and diminish the visual appeal of the area.
- On-site parking may be insufficient, leading to overflow parking in front of our homes.
- Infrastructure (water, power, electromagnetic signal stability) may be strained.
- Business hours, lighting, and ongoing traffic could interfere with sleep and overall health, particularly for elderly residents like us.

We respectfully ask that you **reject the zoning variance** and protect the integrity of our neighborhood. Our home, our peace, and our health depend on it.

Thanks and regards,

Hui-Ying Li

109 N Canyonwood Dr

Dripping Springs, TX 78620

352-284-3871

Sent from my iPhone



April 14, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

My name is Karl Seelbach, and I've proudly called Dripping Springs home since 2008. My wife, Adrienne, and I are raising our two daughters here, and like many families in this community, we've experienced both the joys of small-town life and the growing pains that come with rapid development.

As a former Vice Chair and member of the Dripping Springs Historic Preservation Commission (2012–2016) and local business owner, I've seen firsthand how our city can thoughtfully grow while staying true to its character. The Dripping Springs Sports Club (DSSC) represents exactly that kind of smart, community-driven development—and I urge you to approve their variance request to build a 160,000 sq ft facility.

**1. It solves a real need for Dripping Springs families.**

Our community lacks sufficient indoor recreation and youth sports infrastructure. Like many parents, I've spent countless hours driving my kids to practices and games in Austin and beyond, which cuts into family time and stretches school-night routines. DSSC brings those opportunities home—reducing commutes, stress, and safety concerns while giving kids and families the resources they need right here in town.

**2. It's a locally-led project that reflects our community's values.**

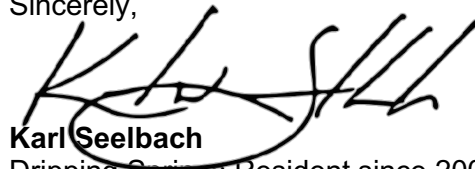
This is not an out-of-town corporate development. The people behind DSSC live here. They have kids in our schools. They're already contributing to our community—as business owners, youth coaches, and volunteers. Their vision is supported by hundreds of Dripping Springs families who want a facility built for us, by us. That authenticity matters.

**3. It supports responsible growth and local economic development.**

Strategically located between the current high school and the site of our future high school, DSSC is well-positioned to serve the city's expanding population. The 160,000 sq ft size is essential to meet demand—not excessive—and will support multiple sports, fitness programs, and family-focused amenities. The project will also create numerous local jobs, keep spending in our economy, and help reduce congestion on the 290 corridor.

This is the kind of project that strengthens our identity, keeps families local, and grows with intention. I hope you'll join me in supporting this variance and helping bring a much-needed, community-first resource to life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karl Seelbach', with a large, stylized flourish at the end.

**Karl Seelbach**

Dripping Springs Resident since 2008

Managing Partner, Doyle & Seelbach PLLC

Founder, Skribe.ai

April 10, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

## RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As new Dripping Springs residents and parents of four daughters, we strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

Coming from Scottsdale, AZ and having access to larger facilities such as LifeTime Fitness, which had convenient locations near our home, we were accustomed to state of the art work out facilities within a short distance. Living in Dripping Springs, there isn't anything currently that matches that, and the Dripping Springs Sports club will! While the YMCA and Gold's Gym are nice places for quick workouts, they lack overall features and amenities that DSSC is planning to build.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290
- Provide many health resources to the abundance of existing residents and new ones moving here

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Best regards,

Andrew and Kimberly Abrams  
147 Stockman Drive  
Dripping Springs, TX 78620  
(414) 469-9226 / (414) 807-5886  
[REDACTED] / kimberly@abaconsulting.net

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Planning](#)  
**Subject:** Deep Concern Over Oryx Development in Headwaters – Preserve the Heart of Dripping Springs  
**Date:** Wednesday, April 9, 2025 10:38:49 AM

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Dear Mr. Foulds and our City Planning Team,

I'm writing as a deeply concerned resident of Dripping Springs and Headwaters. The recent updates to the Oryx development plan are nothing short of heartbreaking. The proposal to **level one of the most scenic and elevated hills in our community** to build a massive big-box store is profoundly disappointing. This decision is not only short-sighted — it risks destroying the very character and natural beauty that make Dripping Springs special.

Dripping Springs is meant to be a *destination*, not a pass-through city lined with generic development. The charm of our Hill Country environment is precisely why people move here, raise families here, and invest in this community. Flattening a stunning hill to make way for what appears to be a Lowe's Home Improvement — or any large commercial development — is an irreversible and destructive act. There is a way to preserve the hill and bring in retail, restaurants that match the vibe of the hill country which was originally planned. If decisions like this are continually made it will destroy the charm of Dripping Springs. It is bad enough we have no booming heart of downtown and a highway lined with more dentists, storage units and mattress shops than necessary, but now home values are being impacted. Please do not let this happen.

The **visual impact, light pollution, and noise from overnight operations and deliveries** would shatter the peaceful quality of life in both Headwaters and Sunset Canyon. Beyond aesthetics and environment, this would directly **devalue our homes** and chip away at the identity of Dripping Springs — an identity that countless families chose over bigger, less thoughtful cities.

There are flat, commercially appropriate areas of Dripping Springs where this type of development could be placed more responsibly. Why sacrifice one of our most beautiful natural assets when there are better options?

We're not anti-growth — we are pro *smart, community-minded* development. Development that complements our neighborhoods, maintains home values, and protects the Hill Country spirit.

**Please think long-term.** Do we want Dripping Springs to preserve its soul and become a charming destination like Wimberley or Fredericksburg, or slide into being another overbuilt, impersonal pass-through like Pflugerville?

This is a pivotal moment. We urge you to protect our hills, our neighborhoods, and our shared future.

Respectfully,  
Crystal Faris  
Headwaters Resident  
Concerned Dripping Springs Citizen



April 15, 2025

Planning & Zoning Commission  
City of Dripping Springs

To Whom It May Concern:

Some decisions change communities forever. Your consideration of the Dripping Springs Sports Club variance request is one of those pivotal moments.

I've lived basketball my entire life – from the hardwood courts at Westlake High to being named MVP at the University of Texas, from hearing my name called by the Denver Nuggets on draft day to later creating Hoop Zone from the ground up. Through every step of my journey, I've witnessed how proper facilities transform potential into achievement.

Let me be brutally honest: the current situation in Dripping Springs is failing our young athletes. The nightly exodus of families driving 30-60 minutes each way to Austin facilities isn't just inconvenient – it's actively damaging to academic performance, family dynamics, and athletic development. I've watched talented kids quit sports they love simply because the logistics became unsustainable for their families.

The proposed 160,000 square foot DSSC facility isn't a luxury or an extravagance. It's a necessity. Having developed facilities myself, I can assure you that the requested variance isn't about excess – it's about functionality and sustainability. A 100,000 square foot limitation would compromise the very elements that make a sports facility viable long-term.

During my years playing professional basketball, I learned that championship teams are built when communities invest in proper foundations. This variance represents that foundation.

When you consider this request, I ask you to see beyond today. Envision the thousands of young athletes who will develop their skills and character in this facility. Picture parents reclaiming hours of family time currently lost to commuting. Imagine the economic ripple effects that will benefit our entire community.

This variance isn't just about a building – it's about Dripping Springs' identity as a forward-thinking community that invests in its future. I strongly urge your approval.

Respectfully,

Bill Wendlandt  
Founder



**From:** [REDACTED]  
**To:** [Drew Rose; Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Friday, April 11, 2025 1:33:40 PM

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Dear Planning & Zoning Commission Members,

As a 25 year Dripping Springs resident and parent of 2 young boys, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

My kids are not currently in sports, but we are set to begin that chapter next year. As it currently sits, we will have to drive to Bee Cave for a proper facility to train and get lessons. This will result in hours in the car in the years to come.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

As our community continues to grow, we need to ensure that this facility is good to go for that growth; something a smaller facility would not do. The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. The founders of this project are experts in their fields and know what is needed to properly serve this community. If we're going to do it, we need to do it right!

Please consider this variance request for the benefit of the Dripping Springs community!

Tye Hardin | Insurance Advisor

**Watkins Insurance Group**

**TEL:** 512-678-1130 **CELL:** 512.422.5111

3834 Spicewood Springs Rd, Suite 100

Austin TX 78759

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Monday, April 14, 2025 11:32:52 AM

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**To the Dripping Springs Planning & Zoning Commission,**

I'm writing in strong support of the variance request for the proposed Dripping Springs Sports Club (DSSC). As a member of this growing community and a resident of Headwaters, I've seen firsthand how the lack of local recreational facilities creates a real strain on families.

Right now, many of us are driving 30 to 60 minutes—each way—to reach adequate gyms and courts in Austin, Bee Cave, or beyond for sports. That's time my teen and pre-teen daughters could be spending doing homework at their desks instead of in the backseat, or actually relaxing after a long school day rather than getting home late from practice. Our kids are already burnt out by their schedules, so let's give families back more time in their lives to be TOGETHER. It's also putting more cars on already congested roadways during peak hours.

Bringing a high-quality, multi-sport facility like DSSC to Dripping Springs would be a game-changer. It would give local teams the space they need to grow, reduce travel burdens on parents, and allow kids to stay active without sacrificing sleep, study time, or well-being. A space like this would also foster community, promote healthy habits, and give families more opportunities to connect—right here at home.

I fully support the request for a variance to allow for the 160,000 sq ft needed to build a facility that meets the real needs of our area. Our community is ready for this, and we deserve a place where families can thrive together.

Thank you!

Sincerely,

Lindsay Hinkle  
Headwaters Resident and Club Volleyball Mom of 2  
512-669-8345

[REDACTED]

April 10, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a parent and active member of the Hill Country community, I'm writing in full support of the Dripping Springs Sports Club's variance request to build their 160,000 sq ft facility.

Like many local families, our kids are home schooled and enjoy meeting up with other homeschool groups indoors and outdoors, and they thrive when getting exercise and fitness at the gym. Because of the incredible homeschool community in Dripping Springs, this facility would allow our children to have access to world class fitness in a convenient location, with many other local families.

Beyond serving local families, this project will create jobs and a safe and fun place to connect and be active. The size requested isn't excessive — it's essential to meet the needs of a fast-growing area. As members of similar establishments, its exciting to have a world class option so close!

This is exactly the kind of project that strengthens a community. We are hopeful that you approve this project.

Sincerely,

Heath Hale  
106 Confidence Cove  
Lakeway, Texas 78734

**Lauren Metcalf**

18210 W Cave Cv

Dripping Springs, TX 78620



210-748-4891

04/10/2025

**Planning and Zoning Commission**

City of Dripping Springs

511 Mercer Street

Dripping Springs, TX 78620

Dear Planning and Zoning Commission Members,

As a Dripping Springs resident and parent of three active children, I am writing in strong support of the variance request for the development of **The Dripping Springs Sports Club (DSSC)**, a proposed 160,000 sq ft mixed-use athletic facility that would bring tremendous value to our growing community.

My family currently drives to Bee Cave and South Austin multiple times a week to accommodate our sports-loving children. This adds up to over eight hours of driving each week, often resulting in late nights on school days and missed opportunities to spend quality time together. We are far from the only ones—hundreds of local families face similar challenges due to the lack of adequate athletic facilities here in Dripping Springs.

A comprehensive, well-designed facility like DSSC would:

- **Eliminate long commutes** for youth athletes and fitness-focused adults alike
- **Keep spending within our local economy** instead of diverting it to neighboring cities
- **Create local jobs** and support small businesses
- **Reduce traffic and wear on Highway 290** by decreasing out-of-town travel
- **Improve quality of life** for busy families looking for accessible wellness opportunities

The proposed 160,000 sq ft size is not excessive, it is essential to meet the wide-ranging needs of our growing community. DSSC is designed to be inclusive, multi-functional, and future-ready complex. A smaller footprint simply would not provide the scale or versatility required.

Approving this facility aligns perfectly with Dripping Springs' commitment to being a family-centered, active, and connected place to live. **The Dripping Springs Sports Club** will not only serve as a hub for sports and fitness but also as a much needed gathering space that strengthens the bonds of our local community.

Thank you for your service and your thoughtful consideration of this request. I urge you to approve the variance and help bring this incredible opportunity to life.

Sincerely,

*Lauren Metcalf*

**April 16, 2025**

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

As a mother of three and a new resident of Dripping Springs, I'm writing to express my full support for the variance request for the Dripping Springs Sports Club (DSSC).

We recently moved to this community, and we've truly fallen in love with it—especially the strong sense of family and the exciting growth all around us. With more young families calling Dripping Springs home every day, there's a growing need for a central space where we can stay active, connect, and build community.

A facility like DSSC would be so much more than a gym. It would be a gathering place—for workouts, casual lunches, indoor playtime, basketball, volleyball, pickleball, and more. It's a space that supports the full rhythm of family life, all under one roof. Right now, those kinds of amenities require long drives out of town, which eat up family time and shift our energy and spending away from Dripping Springs.

Physical activity is the foundation of a healthy, connected, and vibrant community. The proposed 160,000 sq ft is essential—not excessive. This size allows DSSC to offer the diverse mix of programming, court space, wellness options, and family-focused amenities that our growing community needs to thrive. A significantly smaller facility would limit that impact and reduce its ability to serve families of all ages.

This is a meaningful opportunity to invest in the future of Dripping Springs. I strongly encourage you to approve the full variance request and help bring a resource to life that will benefit our families, our economy, and our town for years to come.

Thank you for your time and consideration—and as always, **Go Tigers!**

Warmly,

**Autumn Kirtland**

656 Spectacular Bid Dr.  
Austin, TX 78737

[REDACTED]  
(408) 903-3651

April 15, 2025

To the Planning Commission of Dripping Springs,

In regards to the Dripping Springs Sports Club and its proposed plans, we would like to request that you approve the request for variance for the size of facility being 160,000 sqft. We appreciate this restriction in general; however, for somewhere like this that is trying to provide services of this kind, allowing for a larger size allows it to better address the sports needs.

Right now, most tournaments are at least 30 min away, and often an hour (e.g. Georgetown, Round Rock, San Antonio), which is harder for families as it takes more time out of the schedule, and having something here would be really nice. For benefit to the community / city beyond just that aspect, before / between / after games, people who come from out of town as well as who live locally are more likely to support local businesses by purchasing food especially, or maybe even in other ways like shopping while waiting.

Thanks,

Greg Schumacher

103 Dally Ct

Dripping Springs, TX 78620

**April 14, 2025**

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

My daughter currently drives to HCI, WAAC and SMAC multiple times weekly for volleyball practice. This causes some very late nights for my high school daughter. Basketball tournaments are never local for my son's select club due to lack of court availability which sends us to Round Rock and San Antonio to compete.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Michael Thomas  
128 Sandpiper Cove  
Austin, TX 78620



(512) 585-0569

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Let me know if you need any further adjustments or additional information!



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC Variance Support Letter  
**Date:** Wednesday, April 16, 2025 8:31:49 AM

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Planning & Zoning Commission City of Dripping Springs 511 Mercer Street Dripping Springs, TX 78620

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

As a long time Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

For years my family has been driving for extended periods of time to attend their extracurricular activities, practices, games and tournaments. None of those, however, are in the city of Dripping Springs. This new facility would be a huge game changer for the community of Dripping Springs. I strongly believe this development would be essential with the growth that is happening to our community. I believe the following would have long term benefits for our city and community.

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I would urge you to approve this variance request for the benefit of our community.

Sincerely,

**Tressa Aleshire**

April 10, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a 17-year resident of Dripping Springs and a parent of three young athletes, I am writing to enthusiastically support the variance request for the Dripping Springs Sports Club to build a 160,000 sq ft sports facility in our community.

Like many families here, we spend countless hours driving to facilities located in surrounding Austin-area suburbs including Pflugerville, Lake Travis, Kyle and Westlake for volleyball, soccer, basketball and various others sports practices and games. These trips add over 16 hours a week for our family, cutting into family time and leaving my kids exhausted on school nights. It's not just the time—it's the wear and tear on our car and the frustration of navigating congested roads.

A local sports complex of this size would be a game-changer for Dripping Springs. It would:

- Save families like mine hours of driving each week.
- Boost our local economy by keeping spending in town.
- Provide job opportunities for residents, from coaches to facility staff.
- Ease traffic on Highway 290 by reducing out-of-town commutes.

The proposed 160,000 sq ft facility is the right size to meet the diverse needs of our growing community. A smaller space simply wouldn't have the capacity to offer the range of sports and activities our kids and adults deserve—everything from volleyball courts to fitness areas and community spaces.

I respectfully urge you to approve this variance request. This facility would strengthen our community and make life better for so many families in Dripping Springs.

Thank you for your time and consideration.

Sincerely,

Ryan Dennison  
100 Hudson Lane  
Dripping Springs, TX 78620

04.15.2025

Planning & Zoning Commission

City of Dripping Springs

511 Mercer Street Dripping Springs, TX 78620

## **RE: Support for Dripping Springs Sports Club Variance Request**

Planning & Zoning Commission Members,

My name is Chris Lupton and I was the managing partner for Hill Country Indoor for over 7 years. I have first hand experience watching a facility (very similar to the one proposed) improve a neighborhood and ultimately bring a community together. Our community events and business partnerships have made a huge impact. Nearly every day we have realtors bringing families into HCI to show off the community amenities.

I urge you to also look at the economic impact this facility will have on Dripping Springs as a whole. Keeping families in town vs driving to Austin to practice will bring food and shopping revenue back to your tax payers. Through tournaments and events, restaurants and hotels will flourish. This has been proven in Round Rock, Cedar Park and Bee Cave.

As for the variance, this was a key win for the HCI team during development in 2015. Without it, the facility would not be near the opportunity that it is today. Variances are made for a reason and I believe this is a clear front runner.

Sincerely,

Chris Lupton



Hill Country Indoor  
Bee Cave, Texas

656 Spectacular Bid Dr

Austin, TX 78737

[REDACTED]

April 11, 2025

Planning & Zoning Commission

City of Dripping Springs

511 Mercer Street

Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a Navy Reserve officer, maintaining peak physical fitness is not just a personal priority-it is a professional requirement. Unfortunately, our current options in Dripping Springs are limited, forcing me to drive into Austin for access to the kind of equipment and space I need. These frequent trips take valuable time away from my family and increase the daily strain on my schedule.

The proposed Dripping Springs Sports Club would eliminate these challenges by providing a high-quality facility that supports serious fitness training and offers a fun, active environment for local families. My children would be able to enjoy sports and recreational activities while I complete my training-all under one roof, just minutes from home.

The size of the planned 160,000 sq ft facility is crucial. A smaller space simply wouldn't accommodate the growing demand or the breadth of programming needed for our community. I fully support the DSSC's request for a variance and hope you will approve this project for the betterment of all Dripping Springs families.

Sincerely,

Mark Kirtland

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#)  
**Subject:** In favor of the variance for Dripping Springs Sports Club  
**Date:** Saturday, April 12, 2025 11:38:48 PM

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Dear Planning & Zoning Commission Members,

As a resident of Dripping Springs, I would like to express my support of approving the variance request for Dripping Springs Sports Club.

As an athlete and someone committed to a healthy lifestyle, I would greatly appreciate having a first rate sports facility where I can play basketball, lift weights, support my Childrens' athletic endeavors, and meet my exercise goals within the community that I live in.

Currently, there is nothing similar in magnitude or diversity in what it offers here in Dripping Springs. Hill Country Indoor, a similar, popular facility in Bee Cave, is over a thirty minute drive depending where you live in Dripping Springs. It is not practical or easy to spend bulk time commuting to that gym to utilize high quality equipment and spaces. Our community would benefit immensely from having our own sports club where anyone from a child on a trampoline to someone retiring and picking up pickleball can thoroughly enjoy themselves. My family would love to stay local rather than drive over an hour round trip to some other gym.

The Dripping Springs Sports Club will bring people together around common goals in fitness, active living, and recreation. It promotes healthy habits and active lifestyles. Everyone in Dripping Springs would benefit from the Dripping Springs Sports Club.

Thank you for considering approving this variance request. Our community will greatly benefit from this first class Dripping Springs Sports Club.

Best regards,

Micah VanDover

Home Address:  
500 Sue Peaks Loop  
Dripping Springs, Texas 78738  
(512)708-9919

**MICAH VANDOVER**

REALTOR®

c 512.708.9919 o 512.261.0008

w [kuperrealty.com](http://kuperrealty.com)

e [micah.vandover@sothebysrealty.com](mailto:micah.vandover@sothebysrealty.com)

a 13420 Galleria Circle Suite A-105

Austin, Texas 78738





**From:** [REDACTED]  
**To:** [Bill Foulds; Planning](#)  
**Subject:** Let's Preserve the Character of Dripping Springs  
**Date:** Friday, April 11, 2025 8:56:02 AM

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Dear Mayor & City Planning,

I'm reaching out as a deeply concerned resident who's watched Dripping Springs rapidly transform—and not for the better. What once felt like a peaceful Hill Country town with heart and character is quickly becoming unrecognizable. I understand that growth is inevitable, but what's happening now isn't thoughtful development—it's unchecked sprawl driven by profit, not by vision.

Do we really want to become the next Pflugerville—miles of neighborhoods, strip malls, and apartments lining a congested highway? If you've been over there recently, you know how lifeless and overwhelming it feels. That's not what any of us signed up for when we chose to live here.

Dripping Springs is the gateway to the Hill Country. It still has the potential to be a truly special destination—like Wimberley—but only if we protect what makes it unique. That means preserving the hills, the views, and the sense of space that gives this town its soul. That means making room for local businesses that reflect our culture, not just more chains and box stores that could be found anywhere in America.

There are already signs of hope. Last Chance is showing how to build with character, I'm so happy to see they are coming back. Bringing Nutty Brown back to the old Paloma location could honor our roots while giving people something to gather around, and I would LOVE to see something like this happen that residents and visitors alike would enjoy. These are the kinds of projects that make Dripping feel like Dripping—not like a generic suburb off a highway.

Right now, the trajectory we're on is pushing even new residents to consider leaving. That should be a huge red flag. People didn't move here for traffic, noise, or concrete. They moved here for a better way of life—one that feels increasingly out of reach.

We can still turn this around. We can grow smart, not fast. We can plan with intention, protect our natural beauty, and make decisions that benefit long-term quality of life—not just short-term gains.

Let's make Dripping Springs a place people want to stay. Let's keep the charm, preserve the views, and bring back the character that made this town worth moving to and fighting for in the first place.

Sincerely,  
Amanda Waltman  
Resident of Dripping Springs

April 10, 2025

City of Dripping Springs Planning & Zoning Commission  
511 Mercer Street  
Dripping Springs, TX 78620  
[Planning@cityofdrippingsprings.com](mailto:Planning@cityofdrippingsprings.com)

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

As Dripping Springs residents, we are writing to express our full support for Dripping Springs Sports Club's ("DSSC") variance request to develop a 160,000 square foot sports facility. The proposed 160,000 sq ft facility is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community desperately needs. A smaller facility will not adequately serve the needs of Dripping Springs families, now or in the future.

We believe the requested variance is reasonable, necessary, and appropriate. My family, and hundreds of other families in the community, spend a significant amount of time and money in other cities that have the facilities DSSC plans to build. By approving the variance request, Dripping Springs will finally have the facilities necessary to keep sports and recreation activities local, which will eliminate long commutes for hundreds of local families, reduce traffic on Highway 290, generate significant revenue for the City, and create countless jobs for the Dripping Springs community.

Our community desperately needs the comprehensive sports facility proposed by DSSC. Granting the variance will not adversely affect the character of the community nor will it impair the use or development of adjacent properties. To the contrary, the proposed facility aligns with the goals of thoughtful and practical land use that benefits our community. Having the proposed state-of-the-art facility in our backyard is a game-changing opportunity for the Dripping Springs community. With our community's future in your hands, we implore you to approve this variance request. Thank you for your time and consideration.

Sincerely,

Catherine and Ryan Harper

cc: [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)



**April 15, 2025**

Dripping Springs Planning & Zoning Commission  
City of Dripping Springs  
511 W Mercer St  
Dripping Springs, TX 78620

**RE: DSSC Variance Request – Letter of Caution**

Dear Planning & Zoning Commission,

I hope this letter finds you well. As a Dripping Springs resident, I strongly advocate for thoughtful development that supports our community's continued growth. However, I write today to express concern regarding the increasing frequency with which variances are being granted along the Highway 290 corridor. This marks the second such request in just a few weeks, prompting a broader question: **What is the purpose of maintaining comprehensive development codes at the city level if they are regularly going to be bypassed?**

While I support responsible development and understand that each project presents unique considerations, we must uphold standards that ensure long-term sustainability and community balance. The proposed facility is a substantial project—effectively an anchor development—located directly off Highway 290. Approval of this variance would set a precedent for further large-scale projects in the corridor. I am particularly concerned about the cumulative impact, especially in light of the concept plans by Oryx Development for an adjacent 130,000-square-foot facility.


I would also like to highlight a personal example that underscores the need for consistency in our policies. As a resident of Headwaters, I am currently prohibited from washing my own vehicles on my property due to ongoing water restrictions mandated by the MUD. This restriction underscores the reality of our limited water resources, which makes the approval of water-intensive developments all the more concerning. While I acknowledge that variances can be warranted in certain situations, each decision must be thoroughly evaluated in the context of long-term community sustainability.

Furthermore, according to TPWD GIS data, the proposed development lies within habitat known to support the federally listed endangered Golden-cheeked Warbler. I respectfully request that a full environmental assessment be conducted and made publicly available prior to any site plan approval—or, alternatively, that the City provide the specific code basis or exemption allowing for a “take” under the Endangered Species Act, if such an assessment is not required.

At the same time, I recognize the growing demand for local athletic and recreational facilities. The Dripping Springs Sports Club presents a valuable opportunity to address this need for families and youth athletes. However, it is essential that any development along this segment of Highway 290 proceeds with comprehensive planning and a clear understanding of its long-term impacts on infrastructure, environment, and community character.

Thank you for your time and attention to these concerns. I appreciate the difficult task before you and trust that your decision will reflect a thoughtful balance between progress and preservation.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan L Fitzgerald', with a large, stylized flourish at the end.

Jonathan L Fitzgerald  
Headwaters Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to VAR2025-002 – Sports Club Zoning Amendment  
**Date:** Sunday, April 6, 2025 6:05:14 PM

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Dear Planning & Zoning Commission,

I am writing to express my concern and opposition to the proposed zoning variance referenced as **VAR2025-002 – Sports Club Zoning Amendment**.

While I appreciate the City's continued efforts to grow and develop thoughtfully, I have strong reservations about the potential impacts of this project—particularly with the proposed entrance on Canyonwood Drive. This road is a residential street not designed to support increased traffic volumes especially at the top of a hill that already has limited sight distance. From a safety standpoint, introducing a high-traffic access point in this area poses serious risks to the Sunset Canyon Neighborhood and people driving on Canyonwood.

In addition to traffic concerns, the significant amount of impervious surface planned—particularly large areas of concrete—raises environmental red flags. This development could dramatically affect the surrounding landscape, increase runoff, and heighten the risk of flooding. Of particular concern is the culvert at the end of North Canyonwood Drive, which already sees strain during heavy rains with the already reduced landscape from all the homes built in Headwaters. The added runoff from such a development may overwhelm existing infrastructure and pose a threat to nearby homes and properties.

I respectfully ask the Commission to consider the long-term impact this amendment could have on the safety, environmental integrity including the dark sky community, and character of the Sunset Canyon neighborhood. I urge you to deny this variance and seek alternative solutions that better align with the residential nature of our community.

Thank you for your time and consideration.

Sincerely,

Jill Zeimann

**Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620**

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

As Dripping Springs residents and parents of two active children/athletes, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This facility will be a long-term community asset that will strengthen community bonds between residents, strengthen our youth athletes, and provide considerable positive economic impact to Dripping Springs and surrounding businesses.

My family currently drives to Bee Cave, Westlake, and South Austin multiple times weekly for competitive cheer, soccer, and basketball activities. This means 10+ hours of driving time and late nights for my children on school nights.

A comprehensive sport & wellness facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families and make the impact that a larger facility would.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Will & Krista Diaz  
12146 Mesa Verde Dr  
Austin, TX 78737  
[REDACTED]  
(773)663-6653

Milena Diaz - RSES, 5th Grade  
Beckett Diaz - RSES, 3rd Grade

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#); [REDACTED]  
**Subject:** RE: Backing the Dripping Springs Sports Club Variance Request  
**Date:** Saturday, April 12, 2025 12:18:58 AM

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Dear Planning & Zoning Commission,

As a father of two children in Dripping Springs, I strongly support the variance request for the Dripping Springs Sports Club (DSSC) to construct a 160,000-square-foot facility. This project is exactly what our growing community needs.

Raising active kids means my wife and I spend countless hours driving to Bee Cave, South Austin, or Westlake for their sports practices and camps. These trips are exhausting, especially on school nights or during school breaks when we're trekking to places like HCI in Bee Cave for summer programs. A local, state-of-the-art sports facility would eliminate this burden for my family and many others. The DSSC's proposed complex would not only keep our kids closer to home but also become a vibrant hub for our community.

This facility would do more than save travel time. It would keep dollars in Dripping Springs by creating local jobs and attracting families from across the region. A project of this caliber would showcase our town's ambition and strengthen its reputation as a great place to live and raise a family. Why let neighboring cities like Bee Cave reap these benefits when we can build something extraordinary right here?

The proposed size of the facility is critical to its success. A 160,000-square-foot complex would provide enough space for courts, training areas, and amenities to serve our rapidly growing population. A smaller footprint simply would not meet the needs of our kids and families. I understand the purpose of zoning restrictions, but this isn't a generic big-box store - it's a tailored solution for our community's future. Every parent I've spoken with about this project is enthusiastic about its potential, and I share their excitement.

I respectfully urge you to approve this variance. By doing so, you'll help make Dripping Springs a stronger, more connected community for families like mine.

Sincerely,

Patrick Zielbauer (Kirby Springs Ranch)

**From:** [REDACTED]  
**To:** [Planning; Drew Rose](#)  
**Subject:** RE: Support for Dripping Springs Sports Club Variance Request  
**Date:** Friday, April 11, 2025 12:01:19 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of three active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq facility.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Thank you!

Josh Teitelbaum

[REDACTED]  
(410) 382-0885

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** RE: Support for Dripping Springs Sports Club Variance Request  
**Date:** Monday, April 14, 2025 12:45:17 PM

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**April 14, 2025**

Planning & Zoning Commission  
City of Dripping Springs  
[511 Mercer Street](#)  
[Dripping Springs, TX 78620](#)

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission Members,

My name is Adrienne Seelbach. I was raised in Dripping Springs, graduated from Dripping Springs High School in 2002, and now I'm raising two daughters—Annabelle (13) and Millie (9)—in the same town that shaped me.

Like so many families in our growing community, we spend many hours each week commuting into Austin for sports practices, tournaments, and fitness activities. That time adds up—and it's time we could be spending together as a family, at home, or supporting local businesses here in Dripping Springs.

That's why I fully support the **Dripping Springs Sports Club (DSSC)** and their request for a variance to build the 160,000 sq ft facility our community truly needs. From a mom's perspective, here are the three main reasons this project is so important:

1.

**It will dramatically reduce time spent on the road.**

Driving into Austin several times a week is exhausting—not just for parents, but for our kids too. DSSC gives us the chance to stay local, avoid traffic, and bring youth sports and family fitness home to Dripping Springs.

2.

**It gives kids a safe, fun place to connect.**

This facility will be a true hub for our children—where they can meet up with friends, stay active, and build confidence in a positive, structured environment. That kind of space is so important, especially as our town continues to grow.

3.

**It supports whole-family health and wellness.**

DSSC isn't just for kids—it's for parents too. With adult fitness areas, group classes,

healthy food options, and community events, it creates a space where families can focus on being active and well, together.

What makes this project even more special is that it's **led by local families**—not some outside developer. These are people who live here, whose kids go to our schools, and who care deeply about building something that will benefit the entire Dripping Springs community for years to come.

Please approve this variance so DSSC can move forward. As a lifelong resident, I truly believe this project will make our town an even better place to raise a family.

Sincerely,

**Adrienne Seelbach**

Dripping Springs High School Class of 2002

[REDACTED]



**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Request for increased zoning  
**Date:** Wednesday, April 16, 2025 7:33:26 AM

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**To the Dripping Springs Sports Club and the Planning & Zoning Commission,**

I am writing in strong support of the Dripping Springs Sports Club's request for a variance to build a 160,000 sq ft facility—beyond the current 100,000 sq ft limit. As a parent of young children just beginning to engage in team sports, I've already see the impact of the limited athletic options in our area. Without adequate local facilities, we often have to drive 30 miles or more just so our kids can access quality fields and indoor practice space.

Bringing a larger, more comprehensive sports complex closer to home would not only save families like mine countless hours on the road, but it would also strengthen our local community. This facility would give kids the chance to stay active, build teamwork, and develop lifelong healthy habits—all within a supportive and familiar environment.

The added convenience and access would enhance the quality of life for so many families in Dripping Springs. I urge you to approve the variance request and help create a space that truly meets the needs of our growing community.

Sincerely,

Jay Ryan Ash  
512-925-0178

**From:** [REDACTED]  
**To:** [Drew Rose; Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Support for Dripping Springs Sports Club Variance Request  
**Date:** Monday, April 14, 2025 5:33:59 AM  
**Attachments:** [Outlook-k0go00hl.jpg](#)  
[Outlook-tfz3kr4f.png](#)

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Dear Planning & Zoning Commission Members,

My husband and I have been Dripping Springs residents of nearly four years, I am a local physical therapist, and we are parents to four children ages 5 to 12—all of whom are actively involved in youth sports. I'm writing to express my strong support for the Dripping Springs Sports Club's variance request to build a 160,000 sq ft facility.

As both a parent and a healthcare provider in this community, I see firsthand the strain our current lack of athletic facilities places on families. My own children travel weekly to Bee Cave, Austin, and other surrounding areas just to participate in practices and games. That's a lot of time spent in the car—on school nights, often with homework in hand—and it's a reality I know many other families face as well.

From a professional standpoint, I also treat many young athletes dealing with the physical toll of overtraining and inconsistent access to appropriate practice space. Local gyms are overcrowded, school facilities are stretched thin, and teams struggle to find reliable options.

The DSSC proposal offers a real, community-centered solution: a well-designed, multi-sport facility that includes space for basketball, volleyball, pickleball, fitness, childcare, and more. This type of complex would not only serve hundreds of youth athletes, but also offer health, wellness, and recreational opportunities for families of all ages.

Dripping Springs is growing quickly, and it's critical that our infrastructure keeps pace. Approving this variance is a key step toward providing resources that match the needs of our community—not just today, but well into the future.

Thank you for your time and consideration.

Sincerely,

Dr. Kelli Chandler

Colin Chandler

Kelli Chandler, PT, DPT, COMT, FAAOMPT  
Concierge Orthopedics, Owner and CEO  
870-723-5068



[Book time to meet with me](#)

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#)  
**Subject:** Support for Dripping Springs Sports Club Variance Request  
**Date:** Wednesday, April 16, 2025 9:34:08 AM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident, I strongly support the Dripping Springs Sports Club's variance request to develop a very beautiful 160,000 sq ft facility. The Rose family is working so hard and risking a lot in order to provide a safe place for the kids in our community to grow as great people in our community and learn hard work and fun through sports. This is all appreciated so much by so many! I doubt they can make the facility any smaller to accommodate the needs of the community and on the business-side to make enough revenue for this business to even work. It's such a phenomenal opportunity for our town. Hopefully this even brings other businesses of high quality to our area.

On another note, thank you for all you all do for Dripping Springs. Our community is at the beginning of a new stage of growth and we really appreciate you all working with businesses to provide great places for us, our kids, and our guests to get more joy out of life. We hope you all continue to keep bringing upscale businesses like the Dripping Springs Sports Club that are bringing services that are needed very much by the residents here.

Please approve this variance request for the benefit of everyone who lives here.

Sincerely,

Allen Shannon  
7199 Creek Road  
Dripping Springs, Texas 78620  
512-636-3105 cell

**From:** [REDACTED]  
**To:** [Planning; Drew Rose](#)  
**Cc:** [REDACTED]  
**Subject:** Support for Dripping Springs Sports Club Variance Request  
**Date:** Friday, April 11, 2025 9:23:45 AM

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Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

Dear Planning & Zoning Commission Members,

My family and I are residents of Dripping Springs and love our community. While we enjoy parks and hiking here locally, we have resorted to driving thirty minutes to Bee Cave to utilize gym space that meets our family's needs (providing an air conditioned space where each of our four kids can participate in a variety of sports simultaneously).

We strongly express our support for the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This would be a benefit to hundreds of families in the area. As Dripping Springs continues to grow, having this sports club would be a place for families to connect, prioritize healthy lifestyles, develop sports related skills, and enjoy exercise. We would love to stay local and have these benefits rather than trek to Bee Cave and spend extra hours commuting in the car. Our community attracts families, and the Dripping Springs Sports Club would be an ideal place for families to gather and grow with its different court options, spaces to work out and play, and an on-site cafe to stay for snacks and a meal. My husband and I would love to take our family here.

Pickleball is the fastest growing sport in the nation, and with Dreamland's recent closure, Dripping Springs lost a huge percentage of its pickleball courts. One of our neighbors moved here from South Austin to retire and play pickleball there every evening. He now drives about thirty minutes to do so and can only do so a few times a week instead of remaining local to participate in his favorite sport every evening. Dripping Springs Sports Club would offer many pickleball courts - which provides exercise and fun for people of all ages. With our growing community and this sport's popularity, Dripping Springs Sports Club would meet an evident need.

Would you please consider approving this variance request on behalf of the Dripping Springs community members who would appreciate the many blessings it would offer? Thank you for your time and consideration.

Best regards,

Alycia VanDover  
500 Sue Peaks Loop  
Dripping Springs, TX 78620



619-391-8171

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Support for Dripping Springs Sports Club Variance Request  
**Date:** Thursday, April 10, 2025 4:21:43 PM

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April 10, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

I am writing to express my strong support for the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290
- Move activity time with family and friends increasing our value as a community

The proposed 160,000 sq ft facility is essential to accommodate the variety of courts, fitness areas, and amenities that our growing community needs. A smaller facility would not adequately serve the families of Dripping Springs.

I urge you to approve this variance request for the benefit of our community.

--

Mindi Smith-Zemanek

[REDACTED]

**From:** [REDACTED]  
**To:** [Planning; drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Support for DSSC  
**Date:** Thursday, April 10, 2025 2:47:16 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. My family currently drives to Bee Cave and South Austin multiple times weekly for volleyball, basketball, and pickleball activities. This means 8+ hours of driving time and late nights for my children on school nights.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families. I urge you to approve this variance request for the benefit of our community.

Sincerely,  
David Coraggio



April 10, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

Dear Members of the Planning & Zoning Commission:

I am writing in strong support of a variance approval for the construction of Dripping Springs Sports Club. As a Dripping Springs resident for over 16 years with four active children, I wish this would have come sooner! I have spent many hours on the road driving them to and from practices in Austin and if there were a closer option, those hours could have been utilized elsewhere. I believe this project warrants your favorable consideration as it addresses a significant gap in our local recreational infrastructure.

The significant travel burden:

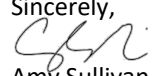
- Limits access for many families, particularly those with limited transportation options
- Adds substantial time commitments to already busy family schedules
- Creates unnecessary traffic and environmental impacts from extended commuting
- Reduces spontaneous recreational opportunities, especially for youth

Additionally, many high school teens drive themselves to practices far away and having them stay within Dripping Springs for late night practices would be so much nicer.

Aside from the travel burden, the proposed facility would provide numerous other benefits to our community:

1. **Improved Access to Fitness & Recreation:** Creating a local option would significantly increase accessibility for all residents, particularly youth, seniors, and those with transportation constraints.
2. **Enhanced Quality of Life:** Having quality recreational facilities within our community would foster greater physical activity, social connection, and overall well-being among residents of all ages.
3. **Family-Centered Community Development:** The facility would serve as a hub for family activities, youth sports, and community gatherings, strengthening our town's sense of community.
4. **Economic Benefits:** This facility would create local jobs, keep recreational spending within our community, increase property values, and potentially attract new residents seeking communities with quality amenities.

I strongly encourage you to approve this variance request, as it will serve the long-term benefits of this wonderful community.

Sincerely,  
  
Amy Sullivan

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** We need the Dripping Spring Sports Club!  
**Date:** Friday, April 11, 2025 9:02:33 AM

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Dear Planning & Zoning Commission Members of Dripping Springs,

I am emailing in hopes of gaining your support for a variance request on the size of the Dripping Springs Sports Club. My family moved to Dripping Springs 4 years ago and dove right into the amazing community and athletics scenes. We have 3 kids ages 7-11 that juggle 4 sports each. As you can imagine, the schedules are insane! One thing that would make our lives so much better would be less travel time to high quality facilities. Ready or not, the people are coming. We need a new high school, we need this sports facility, and frankly we need more outdoor softball/baseball/soccer fields as well, but one thing at a time. If someone is willing to step up and greatly improve the lives of the residents of Dripping Springs then we need to support it being done right from day one. The research shows that 160,000 square feet is what would be adequate and comparable to the thriving complexes that we are all driving to. This facility would help eliminate long commutes for hundreds of local families, it would keep spending within our local economy, reduce traffic on Highway 290 and also create jobs for Dripping Springs residents!

I urge you to approve this variance request for the benefit of our community.

Sincerely,  
Kristina Even  
(830) 660-8160

**Kristina LaFerrara Even**  
**830-660-8160**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** A Note in Support of The Dripping Springs Sports Club Proposal at Headwaters  
**Date:** Thursday, April 17, 2025 8:14:29 PM

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Attention: Dripping Springs Planning and Development Department,

My name is John Stewart and My Wife Karen Stewart and I live at 228 Crescent Moon Ct here in the Headwaters Subdivision in Dripping Springs.

I'm writing to you in support of the Dripping Springs Sports Club. I believe the facilities and amenities that are planned for this Facility are overdue and desperately needed to service the growing community of fitness minded people and others here in Headwaters and surrounding community. The proposed Club will allow for access to a missing resource here at Headwaters: A Facility that embodies all things health and fitness. While the HUB Gym is present today: It growing worn and lacks the scale to service the full range of services desired. For this reason, today I have to travel to multiple locations to access desired services like wet areas, IR Spa as well as associated body work services like massage. The promise of the Club is to bring all these things under one roof at one location : accessible and close at hand.

For these reasons and more, Karen and I fully support the approval for the Sports Club being built and support current plans for the Facility design and location.

V/r,

John and Karen Stewart  
Headwaters Residents

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**To:** [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com)

**Subject:** Opposition to Zoning Amendment – Case Number: VAR2025-002 (Dripping Springs Sports Club)

Dear Planning Department,

I am writing as a concerned resident to express my strong opposition to the proposed zoning amendment referenced in Case Number VAR2025-002, regarding the Dripping Springs Sports Club development.

The proposed removal of the 300-foot buffer zone that currently separates commercial activity from our residential neighborhood is deeply troubling. This buffer exists for a reason: to protect the peaceful, rural character of our community, preserve local wildlife habitats, and maintain the safety and privacy of nearby homeowners.

Canyonwood Road is a small, country road that was never intended to support increased commercial traffic. It is narrow, residential, and unsuited for the volume and type of traffic this expansion would bring. Since this property belongs to Headwaters, access should rightfully be routed through Headwaters Boulevard, which connects directly to Highway 290 and is equipped to handle such traffic. Directing business operations and visitors through Canyonwood would be unnecessarily disruptive and inappropriate.

Our neighborhood follows “dark sky” lighting practices to reduce light pollution and preserve our ability to enjoy the night sky. Increased lighting from commercial development would permanently alter the nighttime environment that many of us specifically moved here to enjoy.

In addition to concerns about noise, traffic, and light pollution, the buffer zone plays a critical role in protecting local wildlife, especially deer, and maintaining a vital strip of mature trees and natural vegetation. We are also deeply concerned about the placement of fencing—we ask for transparency: will it remain at least 300 feet from the easement, as currently required?

Another serious concern is the increased risk of trespassing. As more people gain access to the area, the likelihood of individuals crossing onto private property grows, creating safety and privacy issues for residents.

Should development proceed, we request that quiet hours be enforced during evening and overnight periods, and that commercial lighting be turned off or significantly dimmed after a reasonable hour, in keeping with the community’s dark sky policy.

We respectfully urge the Planning Department and City Council to deny the removal of the 300-foot buffer zone and to ensure that access is limited to appropriate infrastructure, such as Headwaters Boulevard—not Canyonwood.

Please protect the character, environment, and safety of our neighborhood.

Sincerely,

Brent and Shay White

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Friday, April 18, 2025 5:54:04 AM

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Good morning!

I'm Douglas Dyer. I live in Dripping Springs at 292 Moonlit Stream Pass.

This email confirms my support for the development of the Dripping Springs Sports Club, which will provide a needed expansion of facilities and amenities available to area residents. I fully support the development plan for DSSC and ask that you expedite its approval.

Sincerely,

Douglas L. Dyer  
512.500.3091

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Monday, April 21, 2025 11:24:57 AM

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Dear Planning & Zoning Committee Members,

As the DSHS Head Volleyball Coach since 2010 and Director of Austin Performance, I strongly support the Dripping Springs Sports Club variance request.

During my 14 years coaching in Dripping Springs, I've watched countless talented athletes sacrifice 8+ hours weekly commuting to training facilities in Austin. Several promising players have quit altogether because the travel burden became too much for their families.

Having coached in top-tier facilities across Texas, I can attest that the proposed DSSC design represents the ideal balance of functionality and Hill Country aesthetics.

What impresses me most about this proposal is how it respects our community's character while providing the facilities our growing population needs. The variance request strikes me as a reasonable accommodation to deliver a facility of genuine value to Dripping Springs.

I respectfully urge you to approve this variance, knowing it will directly benefit hundreds of student-athletes I've worked with over the years.

Sincerely,

Michael Kane  
Head Volleyball Coach, DSHS (since 2010)  
Co-Director, Austin Performance  
DS Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club  
**Date:** Monday, April 21, 2025 9:32:45 AM

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Dear Planning Member(s):

My name is Steve Rapp, a proud Dripping Springs community member. My family and I have lived in the Dripping Springs area for 10 years and we have thoroughly enjoyed this community.

I write to you today to discuss the pending request regarding the proposal of the Dripping Springs Sports Club (DSSC) to build a 160,000 SF facility in the area. I strongly urge the committee to grant the variance beyond the current 100,000 SF limit. This facility will be a foundational element for the community, providing families with a location to exercise, socialize and participate in club sports year round. Currently, the community has disparate facilities that provide a piecemeal solution to a growing need here in Dripping Springs and the surrounding area.

Our daughter plays club volleyball and we often travel into Westlake and beyond to practice and compete. We have practiced recently in Bee Cave at the Hill Country Indoor (HCI) facility. While we were there, I was struck by the number of Dripping Springs community members who are members of HCI. Having a similar facility in Dripping Springs will be a benefit to the community members - alleviating them from driving outside of the DS area. The city will benefit from increased tax revenue from sales and property taxes.

I understand the concern of building a facility of this scale. Land and water are scarce and should be protected. I understand that the DSSC team are aggressively addressing these issues and have come up with an acceptable solution for the concerns of the city and its citizens. Additional traffic flow on 290 is a concern of mine, too. Given the demand for this community and its continued growth, concerns of population growth are real however it appears to be inevitable. Having a facility of this size is both necessary for future growth but also beneficial to the community as a whole.

DSSC's vision fits into the current culture of Dripping Springs and also can help address future growth of the area. I assure you that this facility is sorely needed and has been for quite some time. Honestly, I am shocked that something like this has not yet been constructed.

I strongly urge the members of the Planning Committee to approve DSSC's variance request and allow them to move forward with their project. Thank you for your time and consideration.

Sincerely,

Steve

--

Steve Rapp  
832-724-4225

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club support  
**Date:** Thursday, April 17, 2025 9:47:56 PM

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City of Dripping Springs,

My name is Rebecca Wallace and I live in the Headwaters community here in Dripping Springs.

I'm writing in support of the Dripping Springs Sports Club that is going to be built here soon. There is a huge need for a facility that has sports amenities for athletes and families of athletes. The health and wellness services, spa, chiropractic, and food services that will be provided are needed for Dripping Springs and the surrounding communities. In addition, the inclusion of childcare services within a club is paramount and a significant benefit for all members.

There are many in this community including myself that would benefit from this club and everything it offers so close to home. For this reason I fully support the DSSC project.

Thank you,  
Rebecca Wallace



April 18, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

**RE: Support for Dripping Springs Sports Club Variance Request**

Dear Planning & Zoning Commission,

As long-time Dripping Springs residents with three active children, we're writing to express our enthusiastic support for the Dripping Springs Sports Club's variance request to develop a 160,000 square foot facility.

Since moving to Dripping Springs in 2019, we've watched our community grow exponentially. Unfortunately, our recreational facilities haven't kept pace with this growth. Many families in our community spend countless hours driving to South Austin or Bee Cave for their kids' volleyball, basketball, and other sports activities. This means children doing homework in the car, eating dinner on the go, and often getting home late on school nights. It's a strain on family time and energy throughout our community.

As a family that deeply values fitness and a healthy lifestyle, we are particularly excited about having a best-in-class family-friendly fitness center right here in Dripping Springs. We look forward to being active members of this facility, where our high school and middle school children can participate in activities while we also maintain our own fitness routines. Having this comprehensive facility in our community would be transformative for families like ours who prioritize wellness and active living.

The proposed Sports Club would dramatically improve quality of life for local families by:

- Eliminating the 30-60 minute drives (each way!) that hundreds of Dripping Springs families currently make multiple times per week
- Providing much-needed court space for our community's expanding youth sports programs
- Creating a family-friendly gathering space where parents can work out while kids practice
- Keeping our time and money invested in our own community

The requested 160,000 square foot variance is not excessive—it's necessary to accommodate the variety of courts, fitness areas, and recreational spaces our growing community desperately

needs. A smaller facility would simply not meet the current demand, let alone serve our rapidly expanding population.

This project represents exactly the kind of thoughtful, community-focused development that Dripping Springs needs. We strongly urge you to approve this variance request for the benefit of local families and the long-term vitality of our community.

Sincerely,

Jonathan and Monica Moore  
346 Dally Court  
Dripping Springs, TX 78620  
[REDACTED]  
949-232-7316

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC / Headwaters East Development Comment  
**Date:** Friday, April 18, 2025 9:19:10 AM

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To whom it may concern,

My name is Theodore Crawford, a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

We have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 120,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be <500' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution. While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood. We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us.

A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC / Headwaters East Development Comment  
**Date:** Sunday, April 20, 2025 5:53:00 PM

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**To Whom It May Concern,**

My name is Lynn Irby, and I'm a homeowner in the Headwaters neighborhood. I'm writing to express deep concern about the proposed Headwaters East / Headwaters II development planned between Highway 290 West and Canyonwood Drive—particularly its close proximity to the newly constructed homes along Iron Willow Loop.

After reviewing Oryx Development's "Concept B" proposal, many of us in the community are alarmed by the scale and location of the two large commercial structures: a 130,000 square foot single-story building and a 120,000 square foot two-story facility, intended to house the Dripping Springs Sports Club. These buildings would sit less than 500 feet from our backyards. That level of encroachment is not only concerning—it's unprecedented in our area.

Beyond the sheer size, we're also troubled by the potential for significant noise and light pollution. Even with adherence to Dark Sky ordinances, the environmental impact of a 1,800+ space parking lot and over 300,000 square feet of combined commercial space so close to residential homes cannot be ignored.

We understand and support thoughtful growth in Dripping Springs—development that enhances the community without compromising the very qualities that make this place special. However, placing a major sports facility and what could become a big-box retail space just a few hundred feet from established neighborhoods is, in our view, a misstep.

Dripping Springs has always prided itself on maintaining the character of the Hill Country—its views, its tranquility, its balance between nature and progress. Carving out a massive commercial hub in the hillside behind people's homes goes against that vision.

We urge the city and Oryx Development to reevaluate this plan and work collaboratively with the surrounding neighborhoods to find a more suitable location—one that accommodates future growth without sacrificing the integrity of our community or the well-being of its residents.

Thank you for your time, and for considering the voices of those who will be directly affected.

Sincerely,  
**Lynn Irby**  
Resident, Headwaters Neighborhood

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC support  
**Date:** Thursday, April 17, 2025 7:09:32 PM

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DS city,

My name is Zach Wallace and I'm a resident at 347 Dayridge Drive here in Dripping Springs. I'm writing in support of the Dripping Springs Sports Club that it set to be built here near the headwaters community. I currently run a health and fitness business out of our community HOA gym and I work with roughly 20-25 people per week just here in the headwaters community alone. Not only in headwaters but in dripping springs as a whole, we have a large amount of health conscious individuals who go to many different clubs and gyms in the distant area to get their health and fitness needs met, and many families who have kids who participate in sports programs that (unfortunately) take them all over the greater Austin area when it could be done closer to home.

Our rapidly growing community faces a significant recreational gap. Families currently drive 30-60 minutes each way to facilities in Austin or Bee Cave for practices, games, and fitness activities. This means less family time, children doing homework in cars, late nights on school days, and unnecessary traffic on our roadways. Local teams struggle to find adequate practice spaces, often training in overcrowded or makeshift facilities.

These and other issues will be solved when Dripping Springs Sports Club is built and offers a one stop shop for everything from health and fitness, sports, meals, childcare, spa, and community fun among other things and ultimately the convenience of not having to travel so far for many different services and amenities.

I genuinely hope their plans are approved as they have set and I hope that the city understands the desperate need of a facility like this and the positive impacts that it will surely have on the kids and families of our city.

Thank you,

Zach Wallace  
M.S. Organizational Leadership  
B.S. Sports Medicine and Exercise Science  
NASM Performance Enhancement Specialist  
ISSA Nutritionist  
601-941-3618

Matthew Christian  
1108 Gato Del Sol Ave  
Austin, TX 78737  
April 15, 2025

Dripping Springs Planning & Zoning Commission  
661 W Highway 290  
Dripping Springs, TX 78620


RE: Requested variance for Dripping Springs Sports Club

To whom it may concern:

I would like to voice my support for the requested 160,000 sq.ft. size variance for the Dripping Springs Sports Club. As a resident of the area for the last 5 years, I have seen the explosion of growth in the area which is already putting a strain on currently available resources. Given the ongoing residential construction and the recent bond proposals for additional schools, both the public and private sectors expect a continuation of this growth in the coming years. This will only further strain the limited resources we have for the type of activities that DSSC is serving. Ultimately this will negatively impact our children as we will not have enough resources for the various recreational and school groups. As I grew up, youth sports were a large part of my life, and the lessons I learned about teamwork, fairness and perseverance have stuck with me throughout my life. It would be a tragedy if the children of DS were not given the same opportunities due to the lack of a decent facility in the local area.

Personally, I have nothing to gain from the DSSC receiving approval. I have no children, nor do I participate in the activities that DSSC will provide. However, even though I would not be a customer, it is easy for me to see why this is so important to the community and why this request should be granted.

Sincerely,

Matthew Christian  
(203) 650-7691  


April 16, 2025

Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

Dear Planning & Zoning Commission Members,

We are writing to express our strong support for the Dripping Springs Sports Club's variance request. As a family who is currently building a home in Dripping Springs, we are deeply invested in the future of this community.

We have three children who are all actively involved in sports, and we ourselves regularly attend fitness classes. We often travel far distances for practice, games, or workouts. These long drives create scheduling challenges, increase expenses, and take time away from other important family activities.

A facility like the Dripping Springs Sports Club would be a tremendous asset, not just for our family, but for so many others in similar situations. It would provide convenient access to fitness and recreational opportunities right in our backyard, encouraging healthier lifestyles and reducing the daily stress of commuting for activities.

Beyond the personal convenience, this facility would significantly enhance the quality of life in our growing community. It would offer a safe, supportive, and engaging environment for kids to build confidence and friendships through sports and give adults access to consistent fitness resources without needing to travel far.

This is exactly the kind of thoughtful development that makes a town like Dripping Springs even more desirable for families. We strongly urge you to approve the variance request and help bring this much-needed resource to our community.

Sincerely,  
Erika & Eric Fitzgerald

Erika - [REDACTED]; 512-497-4731

Eric - e [REDACTED]; 512-565-1714

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** DSSC/Headwaters East Development Comment  
**Date:** Friday, April 18, 2025 11:52:28 AM

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My name is Crystal Faris, and I'm a resident of the Headwaters neighborhood. I wanted to take a moment to share some thoughts and concerns about the proposed Headwaters East / Headwaters II development between Hwy 290 West and Canyonwood Drive, particularly the area behind the new Iron Willow Loop lots.

Many of us have reviewed the plans shared by Oryx Development, and we're feeling uneasy about the scale of the two large retail structures being proposed — one at 130,000 sq. ft. and another two-story building at 120,000 sq. ft., which we understand is planned to house the Dripping Springs Sports Club. From what we've seen in the "Concept B" plan, these buildings would sit less than 500 feet from the backyards of Iron Willow homes — much closer than what most of us expected or would feel comfortable with.

In addition to the proximity, we're concerned about the potential for increased noise and light pollution. While we trust that the development will technically follow Dark Sky guidelines, the reality of a large parking lot with over 1,800 spaces and 300,000+ sq. ft. of commercial activity right next to residential homes is hard to ignore in terms of impact.

We understand and support thoughtful growth in Dripping Springs. It's a great place to live, and we want to see it thrive. But we also believe that this particular part of the plan — especially the placement of the Sports Club and potential big-box retail — doesn't quite align with the character and values that make this area special. Dripping Springs has always stood out because of its respect for the Hill Country landscape, its scenic beauty, and its strong sense of community.

A massive development of this scale and height, carved into the hillside just a few hundred feet from family homes, feels out of sync with that spirit. We hope that the city and developers will consider options that allow for growth while still respecting the surrounding neighborhoods and natural environment.

Thanks so much for your time and for listening to the perspective of local residents. We're hopeful that a balanced solution can be found — one that supports progress without compromising the unique charm of Dripping Springs.

Warm regards,  
Crystal Faris  
Headwaters Resident

Sent from my iPhone



Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident, I support the Dripping Springs Sports Club's variance request to develop a 160,000 sq facility. We are behind other communities in our development of sports facilities beyond what is provided by DSISD.

I work with DSYSA sports and we consistently run into shortages renting facilities from DSISD. We need additional facilities to offer competitive sports options for our youth and community.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Enhance youth athletic options in the community

The proposed 160,000 sq is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families. I urge you to approve this variance request for the benefit of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Teague".

Ryan Teague  
945 Hog Hollow Rd

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [REDACTED]  
**Subject:** Feedback - Headwaters East Development Plan  
**Date:** Saturday, April 19, 2025 2:35:54 PM

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To the Planning Department of Dripping Springs

My name is Andrea Cornelison and I'm a homeowner and resident in the Headwaters neighborhood. I'm reaching out to request that you consider our neighborhood when planning for the Headwaters East/Headwaters II development planned between Headwaters and Canyonwood.

I've reviewed the proposal from Oryx Development and have serious concerns about the scale and placement of the two planned retail spaces—one single-story at 130,000 sq. ft. and a two-story, 120,000 sq. ft. building currently slated for the Dripping Springs Sports Club. Based on the "Concept B" plan, these massive buildings would sit less than 500 feet from backyards on Iron Willow—far too close for comfort.

In addition to the proximity, I'm deeply concerned about the noise and light pollution this project will bring. Even with Dark Sky compliance, an 1,800+ space parking lot and over 300,000 sq. ft. of development will inevitably impact nearby homes and the natural environment.

I fully support thoughtful growth for Dripping Springs, but placing a large sports complex and potential big-box retail so close to established neighborhoods like Headwaters and Canyonwood feels incompatible with the character of the Hill Country. Dripping Springs is special because it values its landscape, quiet beauty, and the people who call it home.

I urge the city and developers to consider alternative solutions that respect the needs of both new projects and the neighbors who will be directly affected.

Thank you for your time and attention.

Andrea Cornelison  
Moonlit Stream Pass  
Dripping Springs, TX

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Hello! Headwaters - Oryx Development  
**Date:** Friday, April 18, 2025 1:40:10 PM

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Hi there,

My name is Alexa Crawford, and I'm a homeowner in the Headwaters community. I'm reaching out to share some real concerns about the proposed Headwaters East / Headwaters II development—specifically the portion planned between Hwy 290 West and Canyonwood Drive, just behind the new homes on Iron Willow Loop.

After reviewing Oryx Development's proposal, I was surprised and concerned by the size and location of the two retail buildings being proposed—a 130,000-square-foot, single-story structure and a 120,000-square-foot, two-story building, currently intended to house the Dripping Springs Sports Club. According to the "Concept B" plan, these buildings would sit **less** than 500 feet from the backyards of Iron Willow homes. That feels uncomfortably close for development of this scale, especially in a neighborhood setting. Is this an oversight?

In addition to the proximity, there's a broader sense of unease among many of us about the ripple effects—things like increased noise, traffic, and lighting. While we appreciate that Dark Sky guidelines will likely be followed, the idea of an 1,800+ space parking lot and over 300,000 square feet of retail and dining space in such close range to existing homes raises some serious questions about long-term livability and environmental impact.

We fully support thoughtful growth and want to see Dripping Springs continue to thrive—but this particular proposal, especially with the inclusion of the DSSC and possibly a major retail anchor, feels like it could significantly alter the character of our community.

I hope that city officials and the development team will take the time to revisit this plan and consider the long-term effects on surrounding neighborhoods. Dripping Springs is so special because it's managed to grow while still preserving its natural beauty and Hill Country charm—we'd love to see that thoughtful balance maintained here as well.

Warmly,

Alexa Crawford

239-823-6046

**From:** [REDACTED]  
**To:** [Tory Carpenter](#); [Bill Foulds](#); [Planning](#)  
**Subject:** Opposition to Proposed Big Box Retail Development at Headwaters East  
**Date:** Monday, April 14, 2025 9:24:45 PM

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Subject: Opposition to Proposed Big Box Retail Development at Headwaters East

To the Dripping Springs Planning and Development Department,

I am writing to express my deep concern and opposition regarding the proposed development of a large retail store on the Headwaters East parcel near the entrance to our neighborhood.

The proposed site is situated on one of the highest hills in the area, and the current design not only places a massive structure in a highly visible location, but also requires leveling the hill entirely. This kind of development is directly at odds with the City's stated priority in its Comprehensive Plan to:

*"Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place."*

Additionally, the noise, light pollution, and visual impact of a store of this size—especially with overnight operations and extensive parking infrastructure—would have a serious negative effect on the quality of life and property values for nearby residents. Other communities with similar developments have experienced significant disruptions when such buildings back directly onto homes.

There are alternative locations within Dripping Springs that would be more appropriate and less disruptive—places that do not require drastic topographical changes or put commercial operations directly in residents' backyards.

**It is also my understanding that this building will require a variance to move forward.** I urge the City to consider this request with caution and prioritize the long-term vision and well-being of the community over short-term development goals.

I respectfully ask the City and Oryx Development to pursue responsible growth that aligns with Dripping Springs' values and the expectations of its residents. Please consider alternate designs or locations that better preserve the natural beauty, quiet, and community character that brought so many of us to this area in the first place.

Thank you for your time and consideration.

Sincerely,  
Kalyan Vaka  
391 Moonlit Stream Pass, Dripping Springs TX  
[REDACTED]

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Kalyan

From: [REDACTED]

To: [Planning](#)

Date: Wednesday, April 16, 2025 7:57:31 PM

Subject: RE: Support for Dripping Springs Sports Club Variance Request

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Dear Planning & Zoning Commission Members,

I am writing to express my strong support for the development of Dripping Springs Sports Club in Dripping Springs, Texas. As our community continues to grow, there is an increasingly urgent need for additional training and athletic spaces—particularly for youth sports such as volleyball and basketball.

Currently, Dripping Springs and Austin lack adequate indoor sports training facilities. Local families are often forced to travel long distances or compete for limited time slots in overcrowded gyms, hindering the athletic development and opportunities available to our children. A new gym would help fill this gap by providing a dedicated space for training, practices, camps, and competitive events, all of which are essential to fostering youth participation, discipline, teamwork, and long-term community wellness.

This facility would not only support the physical and social development of young athletes but would also serve as a vital community hub for families, coaches, and local sports organizations. It represents a critical investment in our youth and the future of Dripping Springs.

Thank you for your consideration and for supporting initiatives that elevate opportunities for our children.

Best,

Michelle

[TRFC Information About Brokerage Services](#)  
[TRFC Consumer Protection Notice](#)

**From:** [REDACTED]  
**To:** [Planning; drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** RE: Support for Dripping Springs Sports Club Variance Request  
**Date:** Wednesday, April 16, 2025 4:18:39 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident of 4 years, we moved here from Houston with the intent to stay within our community for all activities, that has not played out as we had hoped. We have 2 daughters and spend hours in a car weekly getting them to practices in Bee Cave, West Lake, and occasional trips to Round Rock. We are leaving our community 3-4 times a week. There have been several times when the girls have had to leave after school practices early to get to there select sports practice on time. This can all be solves by allowing this variance request.

We strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This facility would allow for much needed practice facilities in the area.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
  - Create jobs for Dripping Springs residents/Student
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Thank you for your time,  
John and Sandra Taylor  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Thursday, April 17, 2025 9:11:52 PM

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My name is Deborah Wallace and I live at 347 Dayridge Dr. here in Dripping Springs.

I'm writing to you in support of the Dripping Springs Sports Club as I believe the facilities and amenities that they will offer the community are desperately needed.

I fully support the approval for this club being built and support their current plans for the facility design.



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Support for dripping springs sports club variance request  
**Date:** Wednesday, April 16, 2025 6:53:06 PM

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Dear Planning & Zoning Commission Members,

As a long time Dripping Springs resident and parent of four active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

For years my family has been driving for extended periods of time to attend their extracurricular activities, practices, games and tournaments. None of those, however, are in the city of Dripping Springs. This new facility would be a huge benefit for the community of Dripping Springs. I strongly believe this development would be essential with the growth that is happening to our community. I believe the following would have long term benefits for our city and community.

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I would urge you to approve this variance request for the benefit of our community.

Sincerely,

**Katie Mattioda**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Support Letter for Dripping Sports Club  
**Date:** Wednesday, April 16, 2025 3:51:03 PM

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Dear Members of the Dripping Springs City Council,

I am writing to express my strong support for the proposed Dripping Sports Club project. As a local resident and active member of the Dripping Springs community, I believe this initiative would meet a vital need for our families and youth.

Currently, there is a significant lack of accessible, high-quality sports and recreational facilities in our area. Families are routinely driving 30 to 60 minutes to Austin or Bee Cave just to access volleyball leagues, basketball courts, pickleball games, fitness classes, and wellness activities. These drives not only strain schedules but also limit many families from participating altogether due to time, cost, or safety concerns. That is tens or hundreds of hours of cumulative wasted time driving in the car and clogging up the roads around Dripping and neighboring cities rather than actually getting healthy

Dripping Sports Club would provide an incredible local solution — a dedicated space for volleyball, basketball, and pickleball, as well as fitness and wellness programs, and even an adventure park. This vision supports our physical health, mental well-being, and the kind of active, family-friendly lifestyle that makes Dripping Springs such a desirable place to live.

As a community member based out of Belterra, I have personally experienced the difficulty of finding consistent opportunities for sports and adult fitness close to home.

Beyond recreation, this project would become a vital community hub — a place where kids build teamwork, parents find support, and neighbors connect in healthy, meaningful ways.

I urge the City Council to support this project and any associated expansion. Dripping Springs needs this, and our families deserve it.

Thank you for your time and consideration.

Graham J Westbrook

April 15, 2025  
Planning & Zoning Commission  
City of Dripping Springs  
511 Mercer Street  
Dripping Springs, TX 78620

## **RE: Support for Dripping Springs Sports Club Variance Request**

Dear Members of the Planning & Zoning Commission,

As a fellow resident of Dripping Springs and a parent of 4 school-aged kids, I'm writing to voice my enthusiastic support for the Dripping Springs Sports Club's request for a variance to move forward with their proposed 160,000 sq ft facility.

Like many families in the area, we often find ourselves driving well outside of town—to Bee Cave, Buda, and beyond—for our kids to participate in sports like indoor volleyball, sand volleyball, and basketball. These trips add up to hours on the road each week, and it's exhausting for both parents and kids, especially on school nights.

Having a fully equipped sports complex right here in Dripping Springs would be a game-changer. It would:

- Greatly cut down on commute times for countless local families
- Provide new employment opportunities for our kids & locals
- Lighten the load on Highway 290 traffic

The proposed size of the facility is appropriate and necessary to meet the diverse needs of our growing population. Anything smaller simply wouldn't be able to provide the variety of programs and space that families here truly need.

Please consider approving this variance—it's an investment in the well-being, health, and future of Dripping Springs.

Thank you for your time and dedication.

Sincerely,

Matt Hugo

417 S Canyonwood

Dripping Springs, TX 78620

[REDACTED]

832-725-5848

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Variance request for DSSC  
**Date:** Wednesday, April 16, 2025 6:18:22 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active young kids, I strongly support the Dripping Springs Sports Club's variance request to develop their 160,000 SF facility. The variety of courts, fitness areas, and multiple amenities are exactly what our community needs.

I have coached many of my son's sports teams and we have often had to drive to Bee Cave or other surrounding areas because Dripping Springs isn't yet able to accommodate our needs. With the rapid growth of our community, this need only increases. I would love to see Drip have the same success that our neighboring communities have had by building this type of facility.

A comprehensive sports facility in Dripping Springs would:

- Provide space and accommodations for various youth sports
- Create more jobs for our residents
- Eliminate long commutes to other facilities
- Keep spending within our local economy
- Reduce traffic on 290

Please consider approving this variance request for the betterment of our growing community.

Sincerely,

Travis Reynolds  
Belterra Resident

[REDACTED]  
(469) 853-3299

**From:** Rene Sandoval  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#)  
**Subject:** DSSC Variance Increase Request  
**Date:** Wednesday, April 16, 2025 10:05:38 AM

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Requesting your consideration to increase the variance limit to 160 sqft needed for the future site of DSSC. This state of the art facility will bring volleyball, basketball & pickleball courts, fitness and wellness and an adventure park to Dripping Springs.

There is nothing like this in the local area and would add a huge benefit to the local community. An establishment for all ages to gather, celebrate and share in future memories. A place to heal, strengthen and monitor future athletes.

This facility only brings benefits to our community, is absolutely need.

Please approve the variance increase as we within the community support, trust and welcome this new adventure.

r/  
René Sandoval

**From:** Mike Bingham  
**To:** [Planning](#)  
**Date:** Wednesday, April 16, 2025 1:12:13 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and widowed single parent of two active children, I strongly support the Dripping Springs Sports Club's request to develop a 160,000 sq ft facility.

My family currently drives to several facilities in different areas of town for sports, fitness and activities. The existing facilities are inadequate and do not reflect the community needs or the demand. A comprehensive sports facility in Dripping Springs could reduce commutes for hundreds of local families and keep spending within our local economy, while creating jobs and providing a centralized hub for the community to engage in family activities.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Mike Bingham

**From:** Jennifer Moreno  
**Subject:** Oryx proposal to build adjacent to Headwaters  
**Date:** Thursday, April 10, 2025 10:25:59 AM

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Hi,

As a resident of the Headwaters community, I'm writing to voice concern about the potential plans by Onyx to build a large store adjacent to the Headwaters East parcel <[https://oryxdevelopment.com/downloads/headwaters-east.pdf?fbclid=IwY2xjawJjnfZleHRuA2FlbQIxMAABHliby3YtsEypxmyBcgrHsFTILDfg3-RbOI18ms\\_kOUJ3Mk4fm7uDVJwh8k8N\\_aem\\_Akw0Yw39jzDuxftl6TCHXw](https://oryxdevelopment.com/downloads/headwaters-east.pdf?fbclid=IwY2xjawJjnfZleHRuA2FlbQIxMAABHliby3YtsEypxmyBcgrHsFTILDfg3-RbOI18ms_kOUJ3Mk4fm7uDVJwh8k8N_aem_Akw0Yw39jzDuxftl6TCHXw)> at the front of the Headwaters development. What was once designed as smaller office buildings on the edge of the future "Station at Headwaters" is now potentially going to be a big box store that backs up directly to the houses on Iron Willow Loop.

My biggest concern for our community (and the city) is the light pollution and nighttime noise from operations. This is a "dark sky community" and this development would be a direct contradiction to that idea.

The designed development does not align with the first priority of the City's Comprehensive Plan: "Community Character - Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place."

It would be a detriment to the quality of life we all moved here for.

We hope you consider halting the plans of developing such a large store, especially one that operates at night.

Thank you,  
Jennifer

Jennifer Moreno  
972-567-3576  
Moonlit Stream Pass, Dripping Springs, TX 78620



**From:** Harsh Singh  
**To:** [Planning](#)  
**Subject:** Proposed Phase 2 for HW Commercial Development  
**Date:** Friday, April 18, 2025 5:55:52 PM

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To whom it may concern,

My name is Harsh Singh, a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

We have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 120,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be <500' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution. While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot (which will mostly be empty most of the time) and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood.

We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country, which is why many of us have moved out here. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us.

A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

Harsh Singh  
C: 510-691-4360

**From:** Aimee Reynolds  
**To:** [Planning](#)  
**Cc:** [drew@drippingsportsclub.com](mailto:drew@drippingsportsclub.com)  
**Subject:** Proposed Variance Request for DSSC  
**Date:** Wednesday, April 16, 2025 6:21:30 PM

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Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and busy parent of two young kids who are fully immersed and active in the community, I strongly support the Dripping Springs Sports Club's variance request to develop their 160,000 SF facility. I believe their proposed square footage is necessary to accommodate the various sport courts, fitness areas, and multiple amenities that DSSC will offer.

My family and so many others would benefit greatly by having a facility like DSSC in our community. I have had to drive to Westlake, Bee Cave, and Lakeway for years for various sports and supplemental sport-related classes for both of my kids.

Additionally, in the 9 years we've lived here, I have volunteered as a Girl Scout leader, a DSYSA coach and a member of the DSYSA Cheer Board. The common issue among every organization was always location and the lack of options for meetings, practices, and fundraising events. This need only increases with the continuous and rapid growth in our community.

A comprehensive sports facility in Dripping Springs would:

- \* Allow location opportunities for local volunteer-based organizations
- \* Create more jobs for Dripping Springs residents
- \* Provide a safe place for residents of all ages to improve their health and wellness
- \* Encourage more family time
- \* Keep spending within Dripping Springs vs. surrounding areas
- \* Reduce traffic on 290 by limiting the need to travel to surrounding communities

Please consider approving this variance request for the betterment of our growing community.

Sincerely,

Aimee Reynolds

Belterra Resident



(214) 364-5637

**From:** Holly Newman  
**To:** [Planning](#)  
**Cc:** [Drew Rose](#)  
**Subject:** RE: Support for Dripping Springs Sports Club Variance Request  
**Date:** Wednesday, April 16, 2025 11:24:12 PM

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Dear Planning and Zoning Commision Members,

I'm writing to support the variance needed for the Dripping Springs Sports Club Variance Request for a 160,000 sq. ft. facility.

As a resident of DSISD with four children, during the busiest sports seasons, my family spends 2-3 nights a week and each weekend driving to Lakeway, Round Rock, South Austin, and beyond to allow them to participate in competitive youth programs and utilize other recreational facilities for practices, training and games.

There are not enough facilities in the Dripping Springs area to accommodate our kids and community's current and future recreational needs. Due to the lack of infrastructure and facilities, we are forced to drive and look elsewhere for programming not currently provided in our area.

Having a local facility of this size and caliber would positively impact our community:

- \* Keeping families and their business/support in Dripping Springs
- \* More quality time with our families rather than in traffic
- \* Allowing for additional programming currently not available, like in neighboring towns with Hill Country Indoor, Westlake Athletic Center, St. Michael's Academy, Lifetime Fitness, etc., we do not have this type of offering in Dripping Springs - that is family and youth-centered.
- \* Allowing for a healthy space for our children and families to grow, play and stay healthy together - we need more spaces for our kids, youth and young adults to have a healthy environment in which to grow and find community.

I urge you to allow the variance for the 160,000 sq. ft. facility to further enrich the community of Dripping Springs and continue to build upon our city's incredible foundation.

If you have any questions, please contact me directly.

Sincerely,  
Holly Newman  
578 Stone River Drive  
Austin, TX 78737  
281-881-9967

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Concerns About VAR2025-002 - Dripping Springs Sports Club Proposal  
**Date:** Friday, May 9, 2025 8:10:10 PM

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Dear Planning Department,

I am Lori Cable, residing at 203 Tierra Trail, Dripping Springs, TX 78720, in the Headwaters community. I am writing to express my apprehension regarding the proposed Headwaters East/Headwaters II development, specifically the Dripping Springs Sports Club, located between Hwy. 290 West and Canyonwood Dr., near the new Iron Willow Loop lots.

The proposal by Oryx Development includes two large retail structures—a 130,000 sq.ft. single-story building and a 160,000 sq.ft. two-story facility intended for the Sports Club. According to the “Concept B” plan, these structures would be approximately 300 feet from the backyards of homes on Iron Willow Loop, an uncomfortably close distance for residents.

My primary concerns include the potential for significant noise and light pollution. While I trust Oryx Development will adhere to Dark Sky regulations, the sheer scale of the project—over 300,000 sq.ft. of retail and restaurant space paired with an 1,800+ space parking lot—will inevitably impact the surrounding environment. This proximity to residential areas threatens the tranquility and aesthetic that define our community.

I support responsible growth in Dripping Springs and value the city’s progress. However, the current location and scale of the proposed Sports Club, alongside the potential for a big-box retail space, seem incompatible with the needs of Headwaters and Canyonwood residents. The Hill Country’s unique charm lies in its preserved landscapes, rolling hills, and thoughtful integration with the natural environment. A large-scale retail and sports complex carved into the hillside so close to homes feels counter to this ethos.

I urge the city to consider the long-term impact of this development on current and future residents. I respectfully request that the Planning Department work with developers to explore alternative solutions that balance growth with the well-being of the community, ensuring Dripping Springs remains a place where development respects its natural and cultural heritage.

Thank you for your attention to this matter and for considering the concerns of local residents.

Sincerely,

Lori Cable  
203 Tierra Trail  
Dripping Springs, TX 78720

Lori Cable  
NMLS # 1417699  
310.614.4135

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club  
**Date:** Thursday, May 8, 2025 3:27:23 PM

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To whom it may concern,

My name is Caroline Agrawal. I am a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

I have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 160,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be ~300' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution.

While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards. We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood. We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development.

What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us. A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

Caroline Agrawal  
512-968-8118

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club  
**Date:** Thursday, May 8, 2025 9:26:01 AM

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Hello,

My name is Joe Anna Haydon, and I am a resident in the Headwaters neighborhood. I am reaching out to the city with some concerns regarding the Headwaters East / Headwaters II development.

We in the community have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces.

Based on the "Concept B" plan, these retail spaces will be 300' from the backyards of houses built on Iron Willow. Beyond the planned proximity to new construction homes in the neighborhood, we have concerns regarding noise and light pollution.

Surely Oryx will comply with the letter of the law regarding Dark Sky compliance, but there is no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

Growth is necessary and I want to see the city continue to move forward and improve; however, we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood.

We hope the city will hear our voices and consider the impact this development will have on residents, present and future. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country.

A two-story sports complex carved into the hillside a few hundred feet from people's backyards feels like a violation. We hope the city and developers will be amenable to finding a solution that works favorably for all parties involved, including the neighbors directly affected by this development.

Thank you for your time and consideration!

Kindest regards,  
Joe Anna Haydon



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club  
**Date:** Friday, May 9, 2025 9:49:53 PM

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To whom it may concern,

My name is Claire Tran, a resident in the Headwaters neighborhood. I wanted to state my concern with the variance application for the Dripping Springs Sports Club. The proposed 160,000 square foot two-story space (which is listed as 200,000 square feet on its website [drippingsports.com](https://drippingsports.com)) carves out hillside and creates an imposing structure that does not respect the spirit of Dripping Springs.

Although not part of this variance application, it is important to consider this variance along with the Concept B from Oryx Development which proposes an adjacent single story retail space of 130,000 square feet. The combined 1,800+ space parking lot and 300,000+ square foot of retail space will create a sterile commercial area out of line with Dripping Springs' commitment to preserve the landscape, hills and beautiful sightlines of the Hill Country. The sports center could be designed within the allowed 100,000 square feet and still provide the stated benefits to the community. Exceeding allowed building size also creates greater noise and light pollution, negatively impacting our Dark Sky community and the well-being of the Headwaters and Canyonwood residents in close proximity to the retail spaces. Allowing the area to be over developed will push the gateway into the Hill Country further west and make Dripping Springs feel like Austin's shopping exurb.

I hope that the city and developers will be amenable to finding a solution that is within the currently permitted square footage.

Thank you for your time and consideration!

Regards,  
Claire

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to VAR2025-002 DS Sports Club  
**Date:** Thursday, May 8, 2025 11:14:17 AM

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Good morning,

My name is Kelsey Payne and I am both a current resident of Headwaters, as well as a future resident of the newest section of Headwaters which will back up to the proposed Dripping Springs Sports Club. I wanted to reach out with concerns about that development project be planned between Hwy 290 West and Canyonwood Dr, which will back up against the new Headwaters lots on Iron Willow Loop.

I have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq ft single story + 160,000 sq ft two story). Based on the "Concept B" plan, it appears these massive spaces will be approximately 300 feet from the backyards of our houses going onto Iron Willow. This is wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to our new construction homes in Headwaters, I am also concerned with noise and light pollution. While Oryx will certainly comply with the letter of the law for the Dark Sky ordinance, there is no escaping the environmental impact of an 1800+ space parking lot and a 300,000+ sq ft retail/commercial/restaurant space - all a mere stone's throw away from our backyards.

To be clear - I support having a sports club there. It's a family friendly, health-oriented, value-add feature to Dripping Springs. But the location and proximity to houses is untenable. **I hope the city will listen to feedback and NOT grant the variance requested, but restrict the club to a more reasonable size.**

Thank you for your time and consideration,

--

Kelsey Payne

[REDACTED]  
737-308-2629

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Upcoming variance request - recommendation for VAR2025-002, Dripping Springs Sports Club  
**Date:** Monday, May 26, 2025 8:46:35 PM

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Hello,

I'm writing in SUPPORT of the upcoming variance request for the 160,000 Sq Ft two story retail space- Dripping Springs Sports Club, within Headwaters.

This space is desperately needed and the facility will bring a tremendous amount of excitement and energy to the area, leading to elevated sales and success at all the retail spaces nearby.

I'm a resident within Headwaters, and while many may oppose the structure, the pros certainly outweigh the cons, and I'm very confident the space will serve the Dripping Springs community well for many years to come.

Please take this as a strong vote of support for the variance and construction of the club.

Thank you-  
David & Martha Coraggio  
249 Townes Court  
Dripping Springs, TX, 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Support Comment: VAR2025-002 DS Sports Club  
**Date:** Tuesday, May 27, 2025 7:31:46 AM

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To Whom It May Concern-

I am a current homeowner in Headwaters and would like to express my **support for the proposed variance to enable the construction of DS Sports Club**. I have no relationship, financial or otherwise, to the proposed business.

I certainly have concerns about future development in general, and I suspect those concerns are similar to those opposed to this specific variance. However, I also recognize that growth is unavoidable and if implemented in a sustainable and thoughtful way, it can preserve the charm of this great area while also continuing to support local investment and enjoyable experiences.

Given the nature of the proposed business and the benefits it will bring to the community, a variance seems reasonable in this context.

Respectfully,

Adam Lindemuth

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Vote NO on the variance for DSSC  
**Date:** Tuesday, May 27, 2025 9:57:59 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Donna Beckley  
605 Bending Oak Dr (Sunset Canyon Resident)  
703-473-2424

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 1:15:32 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

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- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents.

For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Bill & Patty Rodriguez  
701 N. Canyonwood Dr. Dripping Springs, TX 78620

[REDACTED]

512-806-3560



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Letter of Support - Dripping Springs Sports Club  
**Date:** Wednesday, May 28, 2025 2:42:22 PM

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To the Dripping Springs City Council,

My name is Kent Broom, I'm 27 years old and I live in Dripping Springs with my wife, Shelby. As a young married couple, we're building our life and future here—and one major gap we've experienced is access to high-quality fitness and sports facilities for ourselves and our future family.

Currently, we have to drive 15 minutes each way to Belterra just to work out at Gold's Gym. This daily commute isn't sustainable, and the local options within Dripping Springs simply don't meet the needs of younger families. The YMCA, while appreciated, lacks the space, modern equipment, and energy that an ideal family-oriented fitness center should provide.

That's why we are incredibly excited about the Dripping Springs Sports Club. This is exactly the kind of one-stop facility our community needs—a place that brings people together through fitness, sports, and fellowship. In talking with many of our neighbors, specifically growing families and young adults, in Big Sky Ranch, we've found overwhelming support and shared excitement about this project.

Approving the variance to allow the full vision of the club to come to life would be a huge step forward for the entire Dripping Springs community. It's more than a building in our minds—it's an investment in the health, connection, and quality of life for current and future families in Dripping Springs and Hays County.

Thank you for your consideration.

Sincerely,

Kent Broom

Dripping Springs Resident

370 Sue Peaks Loop, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#); [Bill Foulds](#); [Taline Manassian](#); [Sherrie Parks](#); [Travis Crow](#); [Geoffrey Tahuahua](#); [wking@cityofdrippingspeings.com](mailto:wking@cityofdrippingspeings.com)  
**Subject:** DSSC Variance Request- OPPOSITION!  
**Date:** Wednesday, May 28, 2025 4:50:26 PM

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Dear Mayor and City Council Members,

I respectfully urge you to DENY - or at the very least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - **twice** the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building **sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is **inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous** light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact :

**Water water water water water water water!!!!!!!!!!**

Dripping Springs and the Sunset Canyon neighborhood are under **extreme drought conditions. Most of the sunset canyon homes rely on well water and or have experienced their wells drying up.**

Approving such a massive scale development is complete and utter negligence on the city and county with no regard to the existing communities.

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this

scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances.

Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, **please deny this variance** - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Sarah Eisenstadt

510 Terrace canyon Drive

Dripping Springs, TX 78629

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 5:15:38 PM

---

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Elaine Casados  
607 Bending Oak Drive  
Dripping Springs, TX. 78620  
775 771-8951

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 5:33:12 PM

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Dear Mayor and City Council Members,

My name is Alie Cline, and I have lived in Sunset Canyon North since 2021. My husband and I moved here from Austin because we love the semi-rural yet close-knit community of Dripping Springs. Our property is truly our dream home - but the tranquility that we have enjoyed the past four years is being threatened by the Dripping Springs Sports Club variance request.

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

1. Extraordinary scale and proximity

At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

2. Light and noise pollution

DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

3. Environmental impact

Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

4. Dangerous precedent

If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq.

ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. Please help us preserve the character and small town feeling that has drawn so many to our wonderful community.

Sincerely,

Alie Cline  
1042 Windmill Dr  
Dripping Springs, TX 78620  
703-203-6291

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition of DSSC variance  
**Date:** Wednesday, May 28, 2025 5:50:54 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,  
Cheyenne Hennessy  
Dripping Springs, 78620



239.878.0440

Sent from my iPhone

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 6:11:03 PM

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Dear Mayor and City Council Members,

Thank you for your attention to the proposed variance for the Dripping Springs Sports Club (DSSC) in the Headwaters PDD6 zoning district. I am writing to respectfully request that you deny, or at minimum, further postpone the approval of this variance, which would permit a 160,000 sq. ft. structure.

As you know, the PDD6 district was previously granted an exception allowing structures up to 100,000 sq. ft., already double the city's standard limit. The current request for an additional 60,000 sq. ft. has come as a surprise to the residents of Headwaters and Sunset Canyon, particularly given the significant size already permitted.

I urge you to consider the following key concerns in your decision:

**\*\*Scale and Proximity:\*\*** The proposed 160,000 sq. ft. DSSC, with a 65,000 sq. ft. footprint, would be comparable in size to major retailers like Home Depot (120,000 sq. ft.) and substantially larger than HEB (70,000 sq. ft.). Unlike these commercial anchors, this large-scale building is planned for a location immediately adjacent to homes in Headwaters and Sunset Canyon, situated on a 1,300 ft. hill in close proximity to residents' backyards.

**\*\*Light and Noise Pollution:\*\*** The current design for DSSC includes approximately 1,000 parking spaces, which inherently means a significant amount of lighting, even before potential future expansion. An 8' wooden fence is unlikely to adequately screen a three-story, 50-foot tall building. Residents anticipate noise issues echoing across the hillside, as well as considerable light intrusion from the parking areas, outdoor courts, and the building itself. While Dark Sky compliance is a positive step, it alone may not prevent disruptive light trespass, and the proposed screening appears insufficient.

**\*\*Environmental Impact:\*\*** The plans indicate that only 10 of the over 600 native trees surveyed will be preserved. This minimal landscaping does not align with the desire to maintain the character of Dripping Springs. DSSC and Oryx have had the opportunity to meet the updated tree preservation standards but have chosen not to, which raises concerns about their commitment to integrating the facility thoughtfully into the Hill Country environment and surrounding neighborhoods.

**\*\*Precedent:\*\*** Granting this exception to existing size limits, which were established to prevent exactly this type of scenario, would set a concerning precedent for future development. If DSSC cannot operate effectively within the 100,000 sq. ft. limit—which was already a substantial variance granted nearly a decade ago—it suggests that the scale of the project may be inappropriate for this location, and a downscaling or relocation should be considered.

We appreciate the Council's recent one-month postponement and the DSSC team's willingness to address basic city requirements. However, the measures taken to date do not adequately address the concerns of nearby residents. For the sake of our community's health, safety, and

preservation, I respectfully request that you deny this variance. Alternatively, a further postponement would allow essential stakeholders the opportunity to develop a plan that appropriately balances city standards with the well-being of the neighboring residents.

Thank you for your time and careful consideration of this important issue.

Sincerely,  
Jonathan Thomas  
Headwaters Owner and Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 6:53:22 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

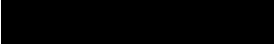
- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Angela Evans  
205 N Canyonwood Dr (Sunset Canyon)  
512-636-3091  


[Sent from AT&T Yahoo Mail for iPhone](#)

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 7:02:00 PM

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Dear Mayor and City Council Members,

I am a resident of the City of Dripping Springs. I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect the Hill Country's character and nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Shubharthi Barua  
Headwaters resident

[Sent from Yahoo Mail for iPhone](#)

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 8:04:57 PM

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## **Feel free to make it more personal... I did for the first and last paragraph**

My name is Jonathan Laufman and we bought our land in 2020. My wife, family and I moved here because we love the semi-rural yet close-knit community of Dripping Springs. Our property is truly our dream home - but the tranquility that we have enjoyed the past few years is being threatened by the Dripping Springs Sports Club variance request.

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent



- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. Please help us preserve the character and small town feeling that has drawn so many to our wonderful community.

Sincerely,  
Jonathan Laufman

234 Smoke Tree Cir  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 8:36:13 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Jamie Biel

Sunset Canyon North

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 9:04:56 PM

---

**Dear Mayor and City Council Members,**

**I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.**

**Key reasons to reject or delay this variance:**

**Extraordinary scale and proximity**

- **At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

**Light and noise pollution**

- **DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.**

**Environmental impact**

- **Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.**

**Dangerous precedent**

- **If we grant an exception to the limit here - limits that were designed to prevent exactly**

**this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.**

**We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.**

**Thank you for your time and attention to this critical matter.**

**Sincerely,**

**Beverly Lingvai  
602 Oak Crest Drive  
Dripping Springs, TX 78620**

**[REDACTED]**

**812-345-1323**

**Sent from my iPhone**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Development on 290 between Sunset Canyon and Headwaters  
**Date:** Wednesday, May 28, 2025 9:21:40 PM

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Please do not give the Sportsplex a variance. It is our understanding their request is asking for a 60% increase and a 1,000 car parking lot.

I was told that it will become a site the size of Home Depot?

Please consider the corner of Canyon Wood and Hwy 290. There is a steep hill so people can't see the cars stopped there. We both know a

teenager is going to do what we had happen at Trautwein. They'll and hit a car they couldn't see and the car will get pushed into Hwy 290 traffic.

Sunset Canyon residents have been complaining for years about how hard it is to get out of Sunset Canyon on Canyon Wood. Add hundreds of cars. I can't even imagine how that will work.

We are having water problems now. What is a large Sportsplex going to do to improve what is already a big problem? We can't water lawns.

We can't fill swimming pools. We don't have enough water now. The Sports Plex will have lawns, probably showers and probably a swimming pool? At least that is what I have been told. Where is the water?

Traffic hopefully won't flow into Sunset Canyon itself. But if those folks trying to get in and out of the Sportsplex have half the trouble Sunset Canyon residents already have, they'll be driving up Canyon Wood Road and trying to find a simpler way in and out. A nightmare in the making.

Congestion? OMG. When we moved here there weren't even stop lights at Canyon Wood, Headwaters, Sunset Canyon Road, Nutty Brown or the one just East of downtown etc. etc. If this variance passes, how many apartments will follow right there on Hwy 290 on both sides of the road. They'll claim a right to the same type of variance. Dripping Springs no longer bears any resemblance to the town we moved to. We would have never moved to what Dripping Springs has become.

Water. Congestion. 35 year old 2 Lane roads for hundreds of people. When is this going to stop? With the expansion of Hwy 290, where is this going to fit in? Where are those extra lanes going to go? We don't want to become the mess that Round Rock has become. This is The Hill Country, not part of Austin.

Thank you for your consideration

Roger & Kristina Keats (312-718-3584)

--

Roger A. Keats

[REDACTED]

847-828-4799 (cell)

1001 Oak Meadow Drive

Dripping Springs, Texas  
78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Wednesday, May 28, 2025 10:14:46 PM

---

SUBJECT: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient



to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Kindal Baker  
506 Terrace Canyon Dr, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 7:47:05 AM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. This really is a bad idea and plan. It does not project the image or feeling that Dripping Springs has had to date. It also shoe horns a potentially great facility into a shoebox that will absolutely cause problems in the future.

Please really think this request thru. Thank you again!

Sincerely,

Jim Lingvai  
602 Oak Crest Dr, Dripping Springs, Tx 78620  
[REDACTED] / 812-322-0280

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 8:30:50 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

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Light and noise pollution

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Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness

to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Regards

Mike Moody  
606 N.Canyonwood Dr  
Dripping Springs  
Texas  
78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:07:52 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the

normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Alex Faris

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:08:28 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

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Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods. This character is what sets Dripping Springs and the Hill country apart from the "Austin suburb" sprawl. This change would not be in keeping with the character of this beautiful area.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.



Sincerely,

Virginia Kekahuna

443 Dayridge Dr

Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:08:52 AM

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Dear Mayor Foulds and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

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Light and noise pollution

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Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Marybeth Hundl  
208 N. Canyonwood Drive  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:52:27 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

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- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can

develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Koji Moy

373 Sage Thrasher Circle, Dripping Springs TX 78620

Sent from Gmail Mobile

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:57:35 AM

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Date: May 29, 2025

To: [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com)

From: Lisa Willson, 104 N. Canyonwood, Dripping Springs 78620

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

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Light and noise pollution

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken

are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Lisa Willson

104 N. Canyonwood, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:54:40 AM

---

Date: May 29, 2025

To: [planning@cityofdrippingsprings.com](mailto:planning@cityofdrippingsprings.com)

From: Corey Willson, 104 N. Canyonwood, Dripping Springs 78620

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken



are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Corey Willson

104 N. Canyonwood, Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:58:19 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

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Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can

develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Andrew Picton  
Headwaters

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Subject: Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 12:32:15 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

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Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Michael Pelak  
Headwaters resident  
210-844-9699



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to VAR2025-002 Dripping Springs Sports Club  
**Date:** Thursday, May 29, 2025 12:46:45 PM

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Good afternoon,

My name is Evan Payne, and I'm a 6th generation Texan, and both a proud current resident of Headwaters and a soon-to-be homeowner in the newest section of our neighborhood, which will back up to the proposed Dripping Springs Sports Club. I wanted to share some thoughts and concerns regarding the development planned between Hwy 290 West and Canyonwood Dr, particularly as it relates to the new Headwaters lots on Iron Willow Loop.

I've had the chance to review Oryx Development's proposal and, while I'm excited about certain aspects of the plan, I do have significant concerns about the size and proximity of the two proposed retail spaces: a 130,000 sq. ft. single-story building and a 160,000 sq. ft. two-story building. From what I can tell in the "Concept B" proposal, these massive structures will be only about 300 feet from the backyards of homes along Iron Willow Loop. That's uncomfortably close, far closer than I imagine most people would feel good about.

In addition to the placement, I'm also concerned about the noise and light pollution the development will inevitably generate. While I truly appreciate that Oryx plans to comply with the Dark Sky ordinance, no one can deny the environmental impact of an 1,800+ space parking lot and a 300,000+ sq. ft. shopping, restaurant, and commercial space just steps from residential backyards. Dramatic changes like this will undoubtedly affect the peace and livability of our community – something I know Dripping Springs values deeply.

That said, I want to be clear: I wholeheartedly support the idea of having a sports club in this area! It's a wonderful, family-friendly amenity that really aligns with the values of our town. However, I believe the scale and location of this current proposal need to be revisited. It is simply too large and too close to homes to work cohesively with the community. I urge the city to listen to feedback from residents and not grant the requested variance. A scaled-down design that maintains harmony with nearby neighborhoods would allow this project to benefit all of Dripping Springs instead of potentially creating tension.

Thank you so much for taking the time to consider this note. I know this project has the potential to be a real asset to our community, and I'm hopeful we can find a solution that works for everyone involved. Please consider the neighbors truly impacted that are NOT residing in other areas of Dripping Springs (or outside the City/ETJ). Please restrict the club to a reasonable size and height for the good of this community, as this action cannot be undone.

Thank you for your time and considering our voices,

Evan Payne

[REDACTED]  
210-685-1022

,

**From:** [REDACTED] on behalf of [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 1:21:54 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please


deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Amy Strittmatter  
912 Oak Meadow Drive (Sunset Canyon North)  
512-818-6397



**From:**   
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 2:29:22 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

#### Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards. Light and noise pollution.
- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Diana Serrano Diaz  
Homeowner at Headwaters

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 2:29:29 PM

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Hello City Council Members,

I am writing to express my great concern regarding the approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning.

My primary concern is the proposed large building bringing excess noise pollution to our backyard. I am a Headwaters Resident and healthcare provider. I currently have a 3 month old at home.

There are numerous studies showing even low levels of noise pollution increase resting blood pressure. This is concerning not only for my daughter's future but for myself, my husband, and our neighbors. My daughter should be able to play in the backyard and listen to the nature sounds of birds chirping and trees swaying, not the rumble of a long line of cars coming into a massive development behind us.

A study published in 2023 demonstrates people who live near road traffic are 13% more likely to develop high blood pressure than those who live in quieter areas.

([https://www.health.harvard.edu/heart-health/loud-traffic-noise-may-raise-blood-pressure#:~:text=Long%252Dterm%2520exposure%2520to%2520traffic,Division%2520at%2520%E2%80%A6%2520See%2520Full%2520Bio](https://www.health.harvard.edu/heart-health/loud-traffic-noise-may-raise-blood-pressure#:~:text=Long%252Dterm%2520exposure%2520to%2520traffic,Division%2520at%2520%E2%80%A6%2520See%2520Full%2520Bio).)). This low-level constant noise exposure also increases the risk of treatment-resistant hypertension. (<https://www.ahajournals.org/doi/10.1161/HYPERTENSIONAHA.121.17708>).

I am highly concerned about the increased traffic and road noise the large property would bring, and we specifically moved to Dripping Springs so our daughter would have a more quiet and peaceful upbringing vs being in Austin.

Smaller businesses of course have less traffic and less noise pollution. With the hills in this neighborhood, an increase in traffic noise would be amplified across our backyards.

I urge you to consider blocking this proposal and moving such a large and highly trafficked building to a less residential part of town. It is in the best interest of the Headwaters Residents health and well-being.

Thank you for your attention to this important matter.

Sincerely,  
Micah Tiner, PA-C  
Headwaters Resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 2:34:30 PM

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Dear Mayor and City Council Members,

My husband and I have recently been made aware of the plans for the Headwaters East development and we respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. While we are a very active family and would greatly appreciate a facility like this in the area, the proposed location is not a solution that respects the nearby community and residents.

PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

**Extraordinary scale and proximity**

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

**Light and noise pollution.**

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

**Environmental impact**

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

**Dangerous precedent**

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale

back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances.

Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,

Caitlan Ruck Wrona  
(832) 758-1987

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Dripping Springs Sports Club Varianc  
**Date:** Thursday, May 29, 2025 3:11:32 PM

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Good afternoon,

I want to express my family's support for the variance requested by the Dripping Springs Sports Club. My family has lived in Dripping Springs since 2013 and have two children who are active volleyball and basketball players. Almost year-round, we travel multiple times per week to Lakeway/Bee Cave and Westlake to take them to practices because Dripping Springs does not have sufficient gym space. We spend money shopping and dining in those cities when we'd rather spend those funds and our time here.

We have joined gyms in those cities as well to work out, but again, would prefer to do so here in Dripping Springs.

Please consider the needs of the community for a facility such as this. It would keep DS resident tax dollars in our community and save hundreds of hours of travel time along the increasingly dangerous Highway 290.

Thank you for your consideration,

Leah Gillum  
1812 Kirby Springs Drive  
Dripping Springs  
512-699-4085

**From:** Cheynne Hoadley  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance  
**Date:** Wednesday, May 28, 2025 5:36:56 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,  
Cheynne Hoadley  
Dripping Springs, 78620

239.878.0440

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC variance request  
**Date:** Wednesday, May 28, 2025 6:02:46 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

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Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Rachel and Jake Bell

509 Clear Creek Lane, 78620  
512-825-2405



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:23:15 PM

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Dear Mayor and City Council Members,

I'm writing to respectfully urge you to **DENY** the variance request that would allow Dripping Springs Sports Club (DSSC) to construct a 160,000 sq. ft. facility in the PDD6 zoning district.

Dripping Springs is not Lakeway—and **and we should be doing everything in our power to keep it that way**. Our community has long taken pride in protecting its scenic hilltops, dark skies, and small-town character. Once those ridgelines are developed with massive commercial buildings, that character is gone—and it can't be brought back.

This proposed structure is simply too big, too close, and too disruptive to be allowed in this location without deep and careful consideration.

We appreciate the council's willingness to delay the initial vote and acknowledge DSSC's attempt to meet some basic ordinance requirements. However, the proposed development still poses significant, long-term risks to residents, the environment, and the community's identity.

Please protect the integrity of our city's planning rules, our neighborhoods, and the treasured hilltops of Dripping Springs by denying this variance—or by granting more time to create a thoughtful, community-driven alternative.

This is not only **YOUR LEGACY**, but that of **OUR** community - one that can be so much better than every other surrounding area here in OUR BEAUTIFUL CENTRAL TEXAS [HILL COUNTRY](#)!

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Here are just a few of the major concerns:

<!--[if !supportLineBreakNewLine]-->  
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#### **MASSIVE SCALE IN A SENSITIVE LOCATION**

The DSSC building would have a footprint larger than HEB and rival Home Depot in total square footage—but unlike those retail anchors, this project would sit directly behind homes in Headwaters and Sunset Canyon, atop a 1,300-foot hill. The sheer visibility and proximity make it completely inappropriate for a residential-adjacent ridgeline.

#### **LIGHT AND NOISE POLLUTION**

With 1,000 parking spaces—and 1,000 light poles to match—the site will emit significant light and noise from all sides, particularly from its tall, three-story structure and planned outdoor courts. The minimal screening and an 8' fence will do little to protect neighbors from the visual, acoustic, and lighting impacts. Even compliance with Dark Sky regulations won't prevent substantial light trespass into nearby homes and the surrounding natural environment.

#### **ENVIRONMENTAL DEGRADATION**

Of the 600+ native trees surveyed on the property, only 10 will remain. DSSC and its developer have declined to adopt the city's updated tree preservation standards, which shows a concerning disregard for the ecological and aesthetic values that define our area. This level of clear-cutting is **ABSOLUTELY UNACCEPTABLE** for a community built on stewardship of the land.

#### **SLIPPERY PRECEDENT**

If the city grants this request, it sends a clear message: even the most generous zoning exceptions are flexible when pushed hard enough. The 100,000 sq. ft. cap granted in PDD6 was already double the city's usual limit. If DSSC cannot operate within those terms, the appropriate action is to scale down or seek a more fitting location—not ask for a 60% expansion.

Thank you for your time and consideration.

Sincerely,

The Sisson Family (Kadie, Shae, and Emersyn)

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:35:46 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
David Polcari  
307 Sage Thrasher Cir

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:36:50 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

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Thank you for your time and attention to this critical matter.

Sincerely,  
Emily Conte  
Headwater's resident

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:44:38 PM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Heather O'Connor  
Live in Headwaters

A solid black rectangular box used to redact the signature of Heather O'Connor.



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 3:49:14 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

My best,

JC Pohl, LMFT, NCC  
512.537.7104 | [REDACTED]



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**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Request to Deny DSSC Variance  
**Date:** Thursday, May 29, 2025 4:22:37 PM

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Dear Mayor and Council Members,

I am writing to respectfully urge you to deny the variance request for the Dripping Springs Sports Club (DSSC) within the Headwaters PDD6 zoning district.

Key Concerns:

- Lack of Community Engagement
  - As a community member who will be impacted by the development, I only learned about this variance from a Facebook post.
- Risk of Setting a Harmful Precedent
  - If DSSC cannot operate within the already generous 100,000 sq. ft. allowance, they should be required to scale back or relocate.
  - Approving this variance would undermine the very limits designed to prevent outsized development in sensitive areas.
- Light and Noise Pollution
  - The design calls for approximately 1,000 parking spaces, each requiring lighting, which will create significant light pollution.
  - An 8-foot fence is inadequate to screen a three-story, 50-foot tall building.
  - Residents would be subjected to increased noise and light bleed from parking lots, outdoor courts, and the building itself—impacts that Dark Sky compliance alone cannot mitigate.
- Environmental Impact
  - Of over 600 native trees surveyed on the site, only 10 will remain, which is the bare minimum for compliance and does little to preserve the natural character of Dripping Springs.
  - DSSC and Oryx have declined to voluntarily meet the city's updated tree preservation standards, raising concerns about their willingness to work in good faith with the community.
- Lack of Representation
  - Neighbors directly surrounding this project have no representation on this City Council. You are making changes to zoning around our homes and we have no recourse or representation.

I urge you to deny this variance—or at minimum, grant a further postponement to allow for a more thoughtful, collaborative solution.

Thank you for your service to our community and attention to this important matter.

Courtney Goodings

410 Hazy Hills Loop

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 4:31:04 PM

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Mayor and City Council Members-

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to extend this even further with an additional 60,000 sq.ft. to that already large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, placed atop a hill, directly behind Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. Considering the placement of the site and height of the structure, there isn't an adequate screening option for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Brian DeVaney  
296 Starfire Dr.  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 4:59:02 PM

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May 29, 2025

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Melanie Parker  
402 Dayridge Dr.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 5:01:09 PM

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## **Dear Mayor and City Council Members,**

I'm writing to respectfully ask that you deny—or at the very least, delay—approval of the variance being requested by the Dripping Springs Sports Club (DSSC) to expand their proposed facility to 160,000 sq. ft. within the Headwaters PDD6 zoning district.

When PDD6 was originally granted an exception nearly a decade ago, it allowed for structures up to 100,000 sq. ft.—already double what's typically permitted in Dripping Springs. Now, without meaningful community input, residents of Headwaters and Sunset Canyon are facing a proposal to increase that size by another 60%, and understandably, many of us are concerned.

### **Here are a few key reasons why I believe this request deserves further scrutiny:**

#### **1. Scale and Proximity**

- A 160,000 sq. ft. structure—65,000 sq. ft. at its footprint—would put DSSC on par with major retail outlets like Home Depot (120,000 sq. ft.), and well beyond the size of HEB (70,000 sq. ft.). Unlike those large-scale businesses, however, this project would sit directly beside established neighborhoods, perched on a 1,300-foot hill, just beyond the backyards of Headwaters homes.

#### **2. Light and Noise Concerns**

- The development includes approximately 1,000 parking spaces—and the lighting to go with them. This, combined with the building's proposed height (50 feet across three stories), raises serious concerns about light and sound pollution. Even with an 8' fence and Dark Sky compliance, the impact on nearby homes will be significant. The proposed buffer is simply not enough to protect quality of life for nearby residents.

#### **3. Environmental Impact**

- Out of more than 600 native trees surveyed on the property, only 10 are expected to remain. That's deeply concerning in a city known for valuing its natural beauty. DSSC and Oryx could have chosen to meet the updated tree preservation standards—but opted not to, signaling a lack of meaningful effort to harmonize this development with its surroundings.

#### **4. Precedent for Future Development**

- Granting this variance would open the door to similar requests in the future, undermining the protections and limits put in place to guide responsible growth. The existing 100,000 sq. ft. cap is already an exception to the city's standard; if DSSC can't make its vision work within those boundaries, perhaps it's time to rethink the project's location or scale.

I truly appreciate the council's decision to pause this request last month and acknowledge DSSC's attempts to align with basic ordinances. That said, the actions taken so far don't go far enough to ensure that this project fits within the spirit of Dripping Springs' values and vision.

For the sake of our neighborhoods, our environment, and the precedent we set for future development, I respectfully urge you to deny this variance—or grant an additional postponement to allow time for a more community-centered approach.

Thank you for your thoughtful consideration.

Sincerely,  
Matt Robertshaw  
435 Hazy Hills Loop  
Dripping Springs, TX 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Please approve Dripping Springs Sports Club  
**Date:** Thursday, May 29, 2025 5:56:27 PM

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Dear Planning Department,

I am writing to express my strong support for the proposed Dripping Springs Sports Club and urge you to approve the variance for this project. My family resides in Headwaters, and we will be directly impacted by the commercial development planned along the Highway 290 frontage. While we cherish the beautiful view from our home—one of the reasons we chose to live here—we understand that progress is inevitable. We will be able to see the building from our back deck. Although we were not informed of specific commercial plans when we purchased our home, we are not surprised by the proposed developments.

What excites us about the Sports Club is its potential to fill a critical gap in our community: a dedicated indoor sports complex for practice and training. As a father of two young girls who play travel volleyball, I see immense value in having such a facility nearby. While our family may only benefit from it for a few years, as our youngest daughter will be entering her sophomore year of high school when completed, the long-term benefits for younger families in our community are undeniable.

Although this project has emerged recently, the area was always zoned for high-density commercial use, including plans for two hotels. While some families may be disappointed by the lack of prior awareness, denying this variance will not alter the broader commercial landscape. After weighing the pros and cons, I firmly believe the Sports Club will be a significant asset to our community, particularly for families with young athletes.

I respectfully request that you move forward with approving the variance for the Dripping Springs Sports Club. Thank you for your time and consideration. I will unfortunately be out of town for the meeting but please feel free to share in support.

Sincerely,  
Dylan Hinkle



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** In favor of dripping springs sports club  
**Date:** Thursday, May 29, 2025 6:08:25 PM

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In favor of them building it. Will be great third place for families. I want to make sure they plant trees to block the building tho and respect light ordinances.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 7:30:47 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny the approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Michelle Meier

285 Sage Thrasher Circle

Dripping Springs, TX 78620

669-333-1810

**From:** [REDACTED]  
**To:** [Bill Foulds](#); [Wade King](#); [Taline Manassian](#); [Sherrie Parks](#); [Travis Crow](#); [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 8:21:26 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district.

As a resident of Sunset Canyon, I am concerned about many things regarding DSSC, which are listed below. One of the things that is of great concern to me is safety. The plans show that the entrance to this facility that has spaces for 1,000 cars, is at the intersection of HWY 290 and N. Canyonwood Drive. The neighborhood street that a multitude of cars will be turning onto is narrow and not intended for heavy traffic. Some questions I have are:

1. How will this entrance effect the ease at which residents can leave the neighborhood? Will this backed up traffic block resident's driveways? (There is no way it can't)
2. How will the eastbound turn lane accommodate the anticipated influx of traffic? (It was originally put in place to turn into the neighborhood in section 5. Now it supports our neighborhood and Christian Automotive.)

Thank you in advance for taking our concerns seriously. I'm sure would feel the same if a mega building, which would operate outside of normal business hours was about to be placed in your backyard.

Please also consider these other points of concern as reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50-foot-tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Stephen and Jessica Estrada  
1006 N. Canyonwood Dr.

[REDACTED] / (512) 914-6229

**From:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Thursday, May 29, 2025 8:30:02 PM

---

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

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Environmental impact

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Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness

to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Diane Jasinski  
604 Bending Oak, DS 78620  
[REDACTED]/512-626-3634  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 8:44:56 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

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Light and noise pollution.

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Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Davin Eliasson

840 Sage Thrasher Cir.

Dripping Springs, TX. 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 9:03:58 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Whitney Kong  
628 Hazy hills loop dripping springs 78620  
Sent from my iPhone



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 9:44:15 PM

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Dear Mayor and City Council Members,

I am writing to respectfully urge you to deny or further postpone the variance request that would allow the Dripping Springs Sports Club (DSSC) to construct a 160,000 sq. ft. facility within the Headwaters PDD6 zoning district.

PDD6 already received a significant exception nearly a decade ago to allow structures up to 100,000 sq. ft.—double the city’s typical maximum. Now, without broad public input, residents of Headwaters and Sunset Canyon are faced with a proposal to expand that footprint by an additional 60,000 sq. ft., a move that is both unexpected and deeply concerning.

Here are key reasons to reject or delay this variance:

#### Unprecedented Scale and Proximity

- A 160,000 sq. ft. building—comparable in size to a Home Depot—would overshadow even the local HEB (70,000 sq. ft.). Unlike commercial anchors located along highways or commercial zones, this facility would be perched atop a 1,300 ft. hill, directly adjacent to neighborhoods, with a footprint just yards from residents’ backyards.

#### Light and Noise Pollution

- The proposed facility includes approximately 1,000 parking spaces—and corresponding lighting—creating significant nighttime illumination. Even with Dark Sky compliance, light trespass from

parking lots, courts, and the building itself will severely impact surrounding homes. An 8' wooden fence is grossly insufficient to shield neighboring properties from the effects of a 50-foot-tall, multi-story structure.

### Environmental Impact

- Of more than 600 surveyed native trees on the site, just 10 are slated to remain. DSSC and its development partner Oryx have declined to follow updated tree preservation standards, missing an opportunity to harmonize with the natural landscape and uphold Dripping Springs' identity as the Gateway to the Hill Country.

### Risk of Precedent

- Granting another exception undermines the intent of existing zoning protections. If DSSC cannot operate within the already generous 100,000 sq. ft. limit, they should consider scaling down or seeking a more suitable location. Otherwise, future applicants will point to this as justification to exceed zoning caps across the city.

While I appreciate the council's recent postponement and DSSC's attempts to comply with baseline ordinances, those actions fall short of addressing the serious concerns raised by residents. On behalf of our community, I urge you to deny this variance—or at the very least, allow more time for stakeholders to work toward a plan that aligns with city standards and respects the surrounding neighborhoods.

Thank you for your attention and service.

Sincerely,

Raquelle Akavan

photo



**Raquelle Akavan, DMSc, PA-C**  
**Assistant Professor, University of Lynchburg,**  
**President + Founder, PA Moms**

Chair, Membership Engagement + PR Committee,  
TAPA

Founding President PAs for Women Empowerment

Delegate, AAPA House of Delegates 2022, 2023,  
2024

(516) 732-5821



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 9:51:42 PM

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To Whom it May Concern:

I respectfully urge you to deny the request to build the proposed sports club. We did not purchase in this neighborhood with the knowledge that there was to be a school, a marketplace, a day care, and etc. built in an around Headwaters. Please reconsider. We would not like the traffic, the disturbance to the dark sky community, and the noise. Thank you for your time.

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:10:20 PM

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Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

Devastating Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Ultimately, this will negatively impact the development of our children who will suffer from the urbanization of their community.

In a September 8, 2021, interview on WBUR's Radio Boston, Peter James, assistant professor in Harvard T.H. Chan School of Public Health's Department of Environmental Health, said that trees' effects on us "translate into long-term changes in the incidence of depression, anxiety, cognitive decline, and chronic diseases including cardiovascular disease and cancer."

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Stephanie Ferguson

Headwaters Resident, Hazy Hills Loop

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:20:43 PM

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> Dear Mayor and City Council Members,

>

> I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

>

> Key reasons to reject or delay this variance:

>

> Extraordinary scale and proximity

>

> • At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

> Light and noise pollution.

>

> • DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

>

> Environmental impact

>

> • Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

>

> Dangerous precedent

>

> • If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

>

> We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

>

> Thank you for your time and attention to this critical matter.

>

> Sincerely,

> John Ferguson

602 Hazy Hills Loop

Dripping Springs, Texas, 78620

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Concern re: DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:12:03 PM

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To Whom It May Concern:

As a resident of the Dripping Springs ETJ and Headwaters neighborhood, I hope you will consider denying approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq. ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq. ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by the request to tack on an additional 60,000 sq. ft. to that already extraordinarily large structure size.

Key reasons to reject this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces and requisite lighting - even before future expansion. An 8 ft. wooden fence would be woefully inadequate screening for a three-story, 50 ft. tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass for both the human and animal residents of our area.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs and the Texas Hill Country. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to an apparent unwillingness to engage with stakeholders to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago and which are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents and the natural environment for which many of us moved to Drip. For the preservation of our community, please deny this variance or at the very least, grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and resident concerns.

Thank you for your time and attention to this critical matter.

Sincerely,  
Melanie Fossett



**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:18:56 PM

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**Dear Mayor and City Council Members,**

**I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.**

**Key reasons to reject or delay this variance:**

**Extraordinary scale and proximity**

- **At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

**Light and noise pollution.**

- **DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.**

**Environmental impact**

- **Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.**

**Dangerous precedent**

- **If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.**

**We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.**

**Thank you for your time and attention to this critical matter.**

Tom Cribbs  
476 Hazy Hills Loop  
Headwaters Neighborhood

314-369-9226

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 11:25:09 PM

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**Dear Mayor and City Council Members,**

**I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.**

**Key reasons to reject or delay this variance:**

**Extraordinary scale and proximity**

- **At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

**Light and noise pollution.**

- **DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.**

**Environmental impact**

- **Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.**

**Dangerous precedent**

- **If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.**

**We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns. Thank you for your time and attention to this critical matter.**

Patty Cribbs  
476 Hazy Hills Loop  
Headwaters Neighborhood  
314-369-9221

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Deny DSSC Variance  
**Date:** Friday, May 30, 2025 6:35:08 AM

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Dear Mayor and City Council,

Please deny the variance request from DSSC. A 160,000 sq. ft. sports complex does not belong in this area.

They already got a huge exception years ago to build up to 100,000 sq. ft.—double the city's normal limit. Now they want even more? That's way over the line. This building would be bigger than HEB and nearly as large as Home Depot, crammed right next to homes in Headwaters and Sunset Canyon. It would bring constant noise, traffic, lighting, and wipe out hundreds of trees.

Let's be real—bulldozing nature to build a gym is backwards. Nature is already one of the best things for our health. If people want massive sports complexes and giant parking lots, there are plenty of cookie-cutter suburbs that already have that. Dripping Springs is special because it's not like those places.

Please protect what makes this town unique and livable. Deny the variance!!

Kristine

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition of DSSC Variance Request  
**Date:** Friday, May 30, 2025 7:19:50 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Kimberly Robertshaw  
435 Hazy Hills Loop  
Dripping Springs TX 78620

**From:** Samuel Nunamacher  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 4:07:34 PM

---

Dear Mayor and City Council Members,

As a new homeowner on Iron Willow Loop in the Headwaters neighborhood (which backs right up into the proposed location of this building), I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

While I am not necessarily against the idea of a Sports Club in Dripping Springs as I believe it is necessary for the area, I do not agree with constructing one of the largest buildings in town only 300' away (25' away from the parking lot) from mine and my neighbors backyards (or this close in vicinity to anyone else's backyard in Dripping Springs). While I am new to the area, I've tried to grasp quickly onto what makes Dripping Springs a special place to live and visit and I believe a 2-story (plus mezzanine area, so effectively 3-story) building atop one of the biggest hills in Dripping Springs is the antithesis to the thoughtful expansion required to preserve Dripping Springs' uniqueness. Below are some more key reasons to reject or delay this variance:

#### Light and noise pollution

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

#### Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
- Canyonwood Drive, the road that runs North/South to the east of this proposed location, cannot handle an increase in vehicular traffic as it is effectively a dirt road that isn't built to handle days where there will be 1000+ people driving in and out of this facility.

#### Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
- DSSC's website claims the building will be 200,000 sq. ft. and this variance request is for an additional 60,000, not 100,000 sq. ft. If their website claims a different amount from what they are formally requesting, it at the very least can be viewed as a request in bad faith until official scale and size is confirmed and approved by City Hall.


We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Sam Nunamacher



**From:**   
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Thursday, May 29, 2025 10:23:22 PM

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## Mayor and City Council Members

### Subject: Request to Deny or Postpone DSSC Variance Approval

I respectfully urge you to **deny or postpone approval** of the variance allowing the Dripping Springs Sports Club (DSSC) to build a **160,000 sq. ft. structure** in the Headwaters PDD6 zoning district.

## Key Reasons to Reject or Delay the Variance

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### Extraordinary Scale and Proximity

- Proposed structure is **160,000 sq. ft.** (65,000 sq. ft. footprint) — larger than **HEB (70,000 sq. ft.)** and comparable to **Home Depot (120,000 sq. ft.)**
  - Located directly adjacent to homes in **Headwaters** and **Sunset Canyon**, atop a **1,300 ft. hill**
  - Original zoning already granted an exceptional increase to **100,000 sq. ft.**, double the city's usual limit — now DSSC seeks an **additional 60,000 sq. ft.**
- 

### Light and Noise Pollution

- Plans include **1,000 parking spaces**, each requiring lighting — leading to **significant light pollution**
  - An **8' wooden fence** is insufficient to screen a **three-story, 50-foot-tall structure**
  - Expectation of **noise echoing** across the hillside and **light bleed** from courts, parking, and the building itself
  - **Dark Sky compliance** won't fully prevent light trespass; current mitigation plans are inadequate
- 

### Environmental Impact

- Of 600+ native trees surveyed, **only 10 will be preserved**
  - Landscaping meets **bare minimum compliance**, failing to reflect the natural character of Dripping Springs
  - DSSC and Oryx declined to follow updated **tree preservation standards**, showing a **lack of good faith** toward integrating into the community
- 

### Dangerous Precedent

- Granting this variance sets a precedent for **future exceptions** that undermine zoning limits

Existing **100,000 sq. ft. cap** (already twice city limits) was designed to prevent projects of this magnitude

- If DSSC cannot operate within these generous limits, they should be asked to **scale down or relocate**
- 

#### **Final Request**

- Thank you for the recent **one-month postponement** and for DSSC's minimal compliance with ordinances
  - However, actions taken so far are **insufficient to protect nearby residents**
  - For the **health, safety, and preservation** of our neighborhoods, please **deny this variance** — or **grant additional time** for stakeholders to develop a more balanced plan
- 

Sincerely,

**Rocio Borzage**

**Headwaters resident**

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Opposition to DSSC Variance Request  
**Date:** Friday, May 30, 2025 10:21:44 AM

---

Dear Mayor and City Council Members,

I respectfully urge you to deny approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

As a mother of two young children and a wife, my family and I moved to Dripping Springs to find a quieter, more intentional way of life. We wanted to leave behind the congestion of the big city and raise our kids in a place that felt like home — somewhere grounded in community, nature, and a slower pace.

My husband and I both grew up in small towns in North Carolina. We didn't have much growing up, but we had a strong sense of safety and belonging. We saw more trees than traffic, more stars than city lights. That environment shaped us — and it's the kind of upbringing we dream of for our children.

We know that growth is inevitable, and we're not opposed to change. But we ask that it be done thoughtfully, with care for the character and heart of Dripping Springs. This town is special — not just to those of us who live here now, but to the generations we're raising to love and care for it too.

In a world that moves so fast, I find myself wishing for it to slow down — to preserve spaces where families can still hear crickets at night and watch the sunset without a skyline in the way.

Please reconsider building this large structure. Let's protect what makes Dripping Springs feel like home.

Key reasons to reject or delay this variance:

**Extraordinary scale and proximity**

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and

the proposed screening is woefully inadequate.

**Environmental impact**

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

Thank you for your time and attention to this critical matter.

Sincerely,

Kevin and Lisa Richgels

996 Sage Thrasher Cir. Dripping Springs TX