



Gross Size Variance

Support

The Dripping Springs Sports Club has been meticulously designed to embrace and enhance the Hill Country aesthetic while providing exceptional community value. Our architectural approach not only satisfies but exceeds many of the city's design standards, creating a facility that will complement Dripping Springs' character despite its larger footprint. While we request a variance for gross floor area, we have invested significantly in superior design elements that mitigate visual impact and create an architecturally distinguished facility. The following aspects of our project demonstrate our commitment to the Hill Country Style and the city's design requirements:

1. **Headwaters PDD #6- Code Modification Chart #8-** Regarding Gross Floor Area of Commercial Services Building states that Code should “Allow for flexibility in development of hotel or other major commercial user”.
 - a. DSSC is a major commercial user, estimating a yearly revenue of over \$8,000,000 by operating year 3. DSSC will employ 30 Full Time employees, and 60-90 Part Time employees.
2. **Metal Screening Features** - The architectural metal screening provides dual benefits as it shields facility users from direct sunlight while enhancing the building's aesthetic appeal by breaking up long, straight wall sections with varied textures and visual interest. This feature demonstrates our commitment to designing a structure that is both functional for users and visually harmonious with the Hill Country landscape.
3. **Equipment Shielding**- All roof top equipment will be positioned on the roof to be hidden from view from the street and adjacent common lot line.
4. **Sloped Roof**- The structure currently has 15% sloped roofs,
5. **Set Back**- Headwaters PDD #6- 2.4.3 Setbacks
 - a.

Current Code	Current Code	Current Design
2.4.3. Setbacks, (a), Perimeter of the Property	25' feet from property line	324' from property line
2.4.3. Setbacks, (b), Canyonwood Drive single-family	50' feet from property line	151' from property line



DRIPPING SPRINGS SPORTS CLUB

6. **Turf**- DSSC is leveraging turf and reducing water requirements for several outdoor amenities and programming
7. **Articulation** - Each side of the structure incorporates multiple levels of articulation, achieved both through the building's varied shape and through design elements that will be incorporated into the final structure.
8. **Parking Lot Islands**- The Dripping Springs Sports Club parking design incorporates enhanced parking lot islands that exceed code requirements in both quantity and quality. These strategic landscaped islands break up large expanses of parking with native tree specimens and drought-resistant plantings, creating visual relief and reducing heat island effect. Each island is designed to be larger than minimum standards, allowing for proper tree development and providing meaningful shade coverage.
9. **Colors** - Our palette will feature neutral hues and subdued tones drawn from the natural Hill Country landscape, ensuring both exterior and interior color selections reflect the region's earthy, organic character while maintaining visual harmony with the surrounding environment. The majority of our palette will be neutral, and we would explore some color and/or visual movement in the shade screens to accentuate that this is a building full of activity.



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____

CONTACT INFORMATION

PROPERTY OWNER NAME Oryx Land Holdings, LLC
STREET ADDRESS 3404 Kerbey Lane
CITY Austin STATE Texas ZIP CODE 78703
PHONE 512-294-4017 EMAIL Blake@Rueinvestments.com

APPLICANT NAME Drew Rose
COMPANY DSSC Equity, LLC
STREET ADDRESS 1117 Gato Del Sol Ave
CITY Dripping Springs STATE TX ZIP CODE 78737
PHONE 512-202-9099 EMAIL drew@drippingsportsclub.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Dripping Springs Sports Club
PROPERTY ADDRESS	Hwy 290 and Canyonwood - Headwaters Commercial East
CURRENT LEGAL DESCRIPTION	10 Acres out of the Headwaters Commercial Tract
TAX ID#	R151974
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- o Description of request & reference to section of the Code of Ordinances applicable to request:

DSSC Equity, LLC is requesting a variance of maximum Gross Floor Area According to Planned Development District No. 6: Headwaters Commercial Tract, approved November 8, 2017, 2.4.6 (a) stipulates that Commercial Buildings may not exceed 100,000 square feet.

- o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

DSSC requires a variance to increase the maximum allowable gross area from 100,000 to 160,000 square feet while maintaining a building footprint of no more than 65,000 square feet. This 60% variance is necessary due to the multi-purpose nature of our facility, which includes large open spaces (45,000 sq ft indoor court and turf space, 18,000 sq ft elevated track) distributed across two floors and a mezzanine. To fulfill our mission as a comprehensive community hub for Dripping Springs families, we need adequate space for youth sports, fitness facilities, family entertainment, and dining.

- o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

The Dripping Springs Sports Club project significantly exceeds code requirements in multiple areas to offset the proposed building size variance. As detailed in Attachment A, we're providing setbacks that far exceed minimums (324' perimeter setback vs. 25' required; 151' from Canyonwood Drive Homes vs. 50' required), enhanced architectural articulation through metal screening features and varied facade treatments, complete rooftop equipment screening, water conservation measures, and additional landscaped parking islands. These elements collectively reduce the visual impact of the building while creating a development that better integrates with the Hill Country environment. Attachment B shows the in progress site plan, structural design and interior layout.

APPLICANT'S SIGNATURE

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

(As recorded in the Hays County Property Deed Records, Vol. , Pg. + Doc. No. 16040810

Blake Rue, Oryx Land Holdings, LLC
Name

President
Title

STATE OF TEXAS §
 §
COUNTY OF HAYS §



This instrument was acknowledged before me on the 17th day of MARCH,

2025 by BRANDI DAUGHERTY

Brandi Daugherty
Notary Public, State of Texas

My Commission Expires: 8/29/2028

BLAKE RUE
Name of Applicant

Received on/by: _____

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Dripping Springs Sports Club

Project Address: 10 acres out of Headwaters Commercial Tract

Project Applicant Name: Drew Rose

Billing Contact Information

Name: Drew Rose

Mailing Address: 1117 Gato Del Sol Ave

Dripping Springs, TX 78737

Email: drew@drippingsportsclub.com Phone Number: 512-202-9099

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

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

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

Signature of Applicant

3-14-2025
Date