



# DRIPPING SPRINGS SPORTS CLUB

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DRIPPING SPRINGS PLANNING AND  
ZONING - VARIANCE REQUEST

## A first-of-its-kind fitness, wellness, and sports hub



**Premier Facility:** 160,000sq. ft. of cutting-edge space designed for families, fitness, and athletics.



**Full-Service Experience:** Adult fitness, youth training, childcare, wellness, and social spaces.



**Strategic Location:** Positioned along Highway 290, centrally between Belterra and Route 12.



Allow DSSC to construct a facility 60,000 SF larger than what is currently allowed under Planned Development District No. 6: Headwaters Commercial Tract  
Approved November 8, 2016



Fitness & Wellness  
63,506 sqft



Adventure Park & Childcare  
19,252 sqft



Indoor Courts  
40,000 sqft



Cafe & Seating  
10,353 sqft

“ Current 100,000 sqft limitation prevents essential combination of courts, fitness, and family spaces needed to create the synergistic community hub that defines DSSC's mission. ”

Site Infrastructure  
Status



Waste Water  
Headwaters MUD



Water  
Headwaters MUD



Parking Allocation  
City Validated



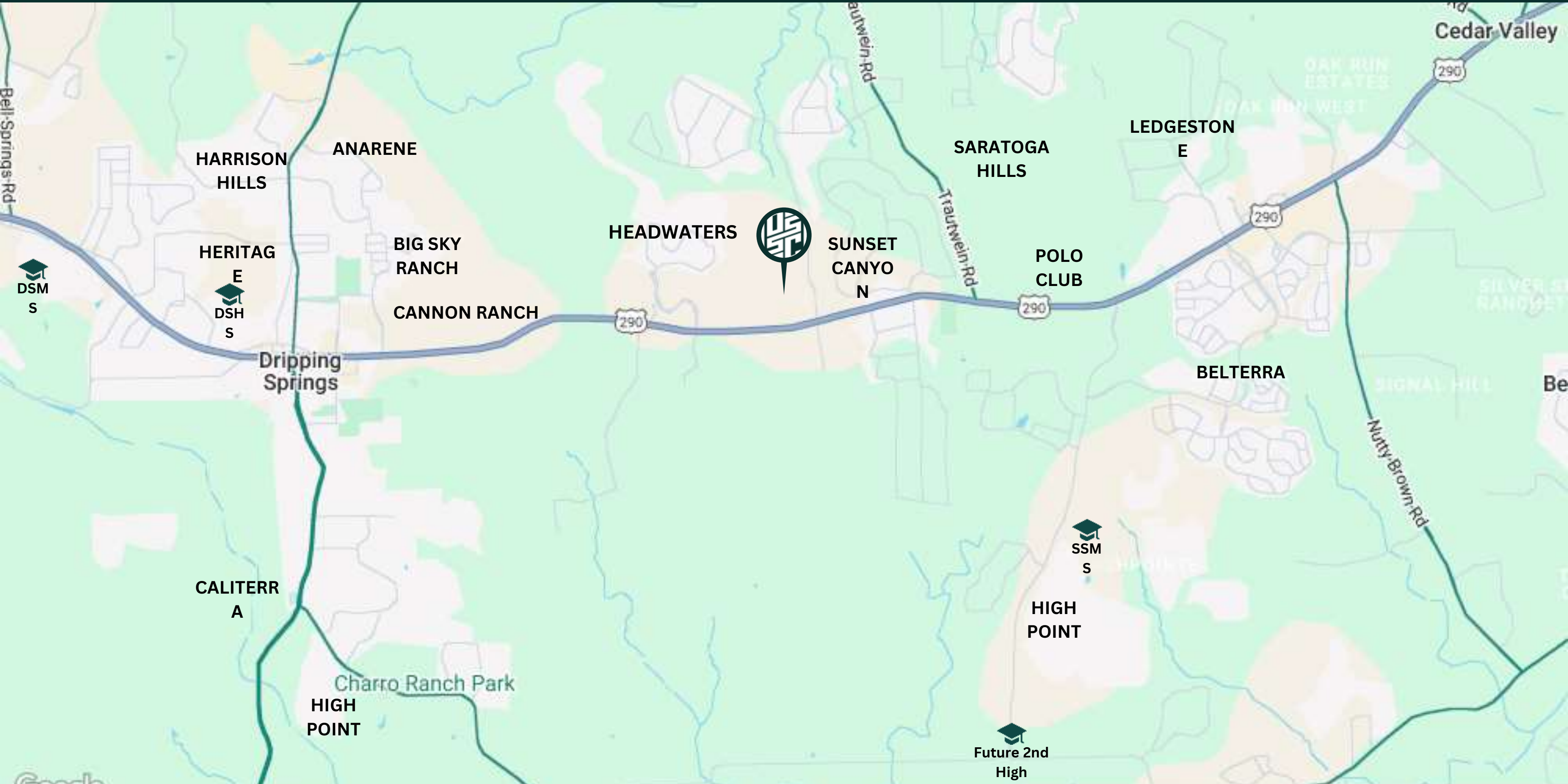
Traffic Impact Analysis  
In Progress



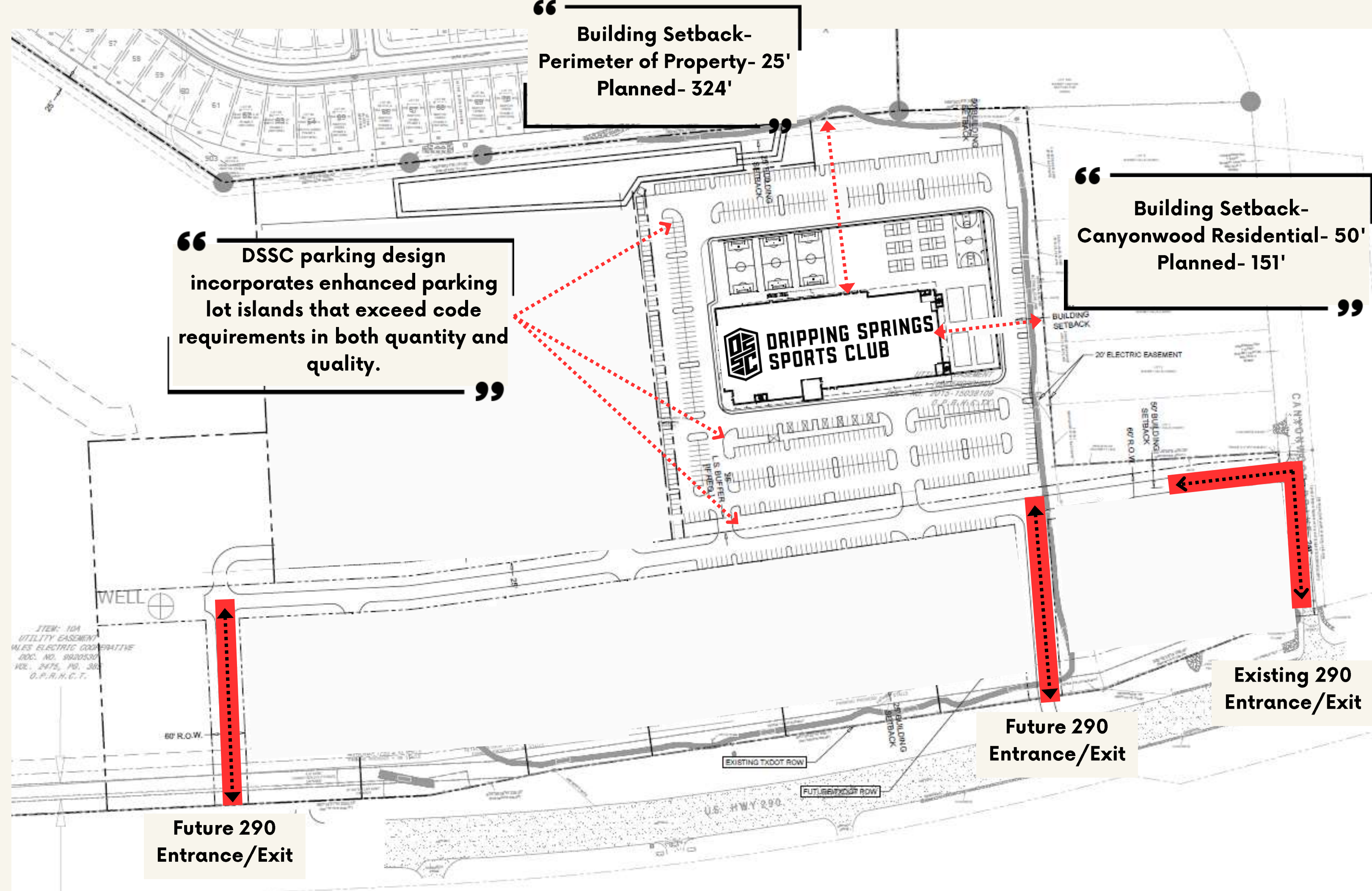
Stormwater Management  
In Progress



# LOCATION & ACCESS









“ 15% Sloped Roofs ”



“ Palette will feature neutral and subdued tones drawn from Hill Country Landscape ”

“ Each side of the structure incorporates multiple levels of articulation ”

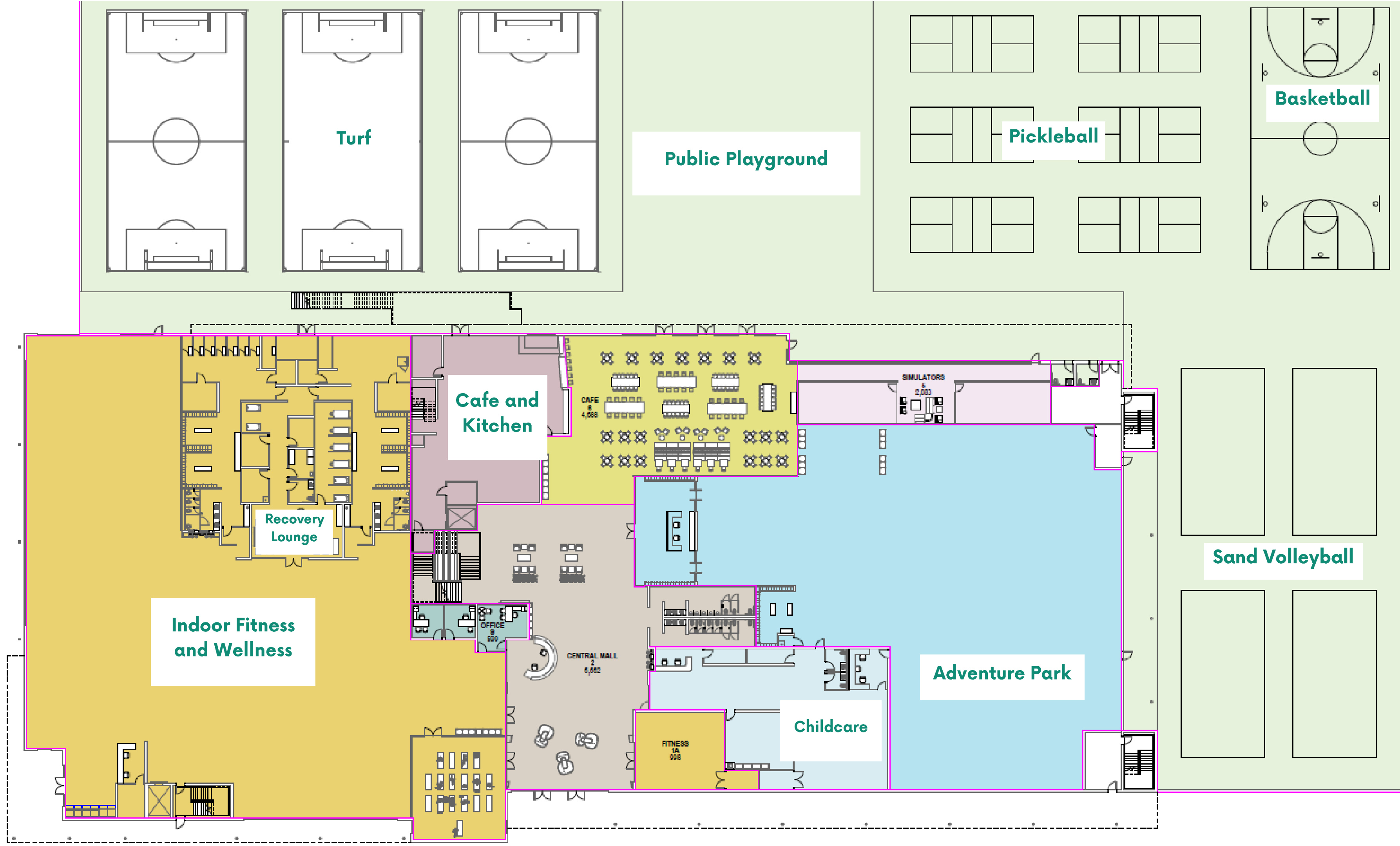


“ DSSC is leveraging turf and reducing water requirements for several outdoor amenities and programming ”

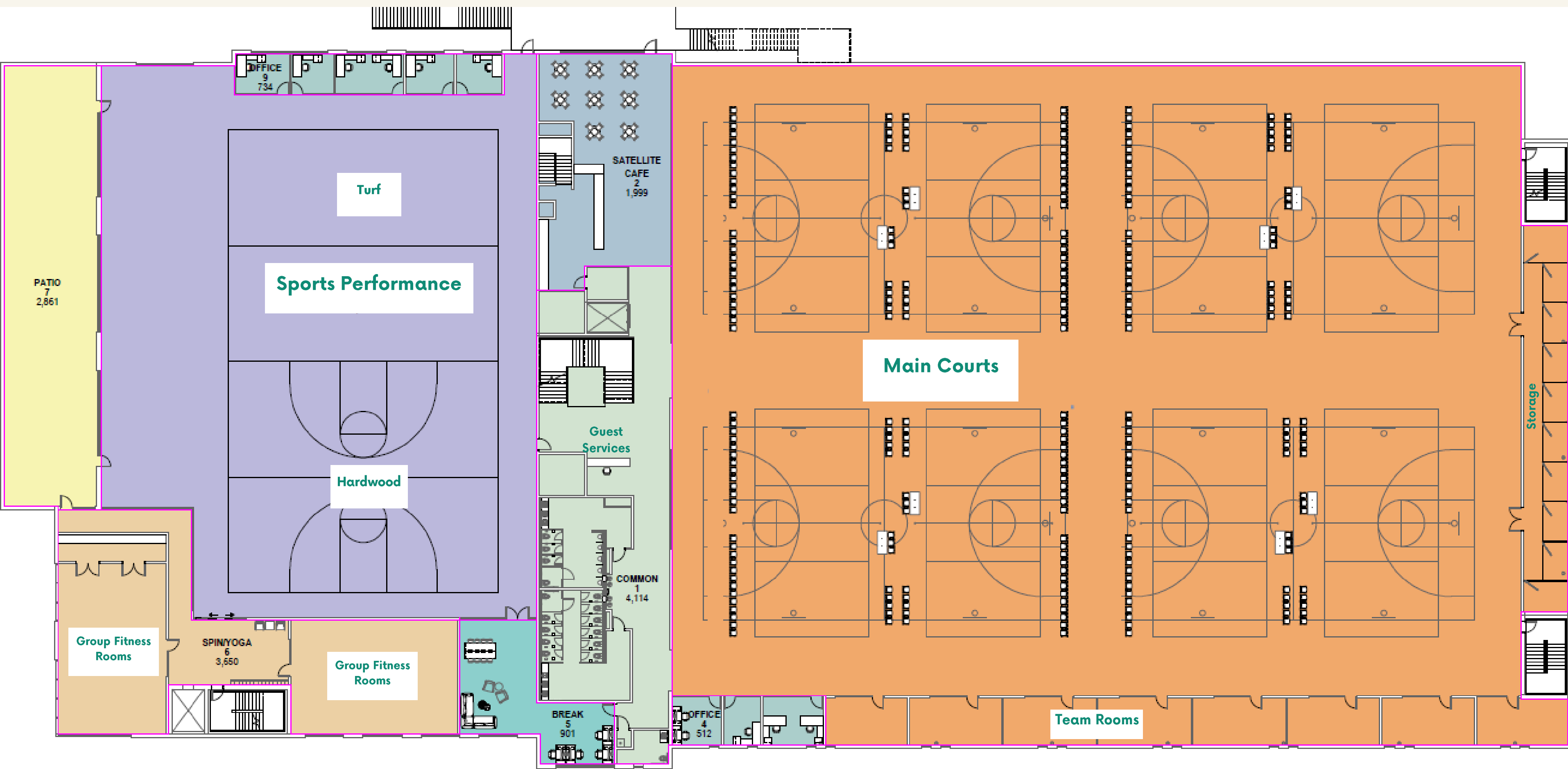




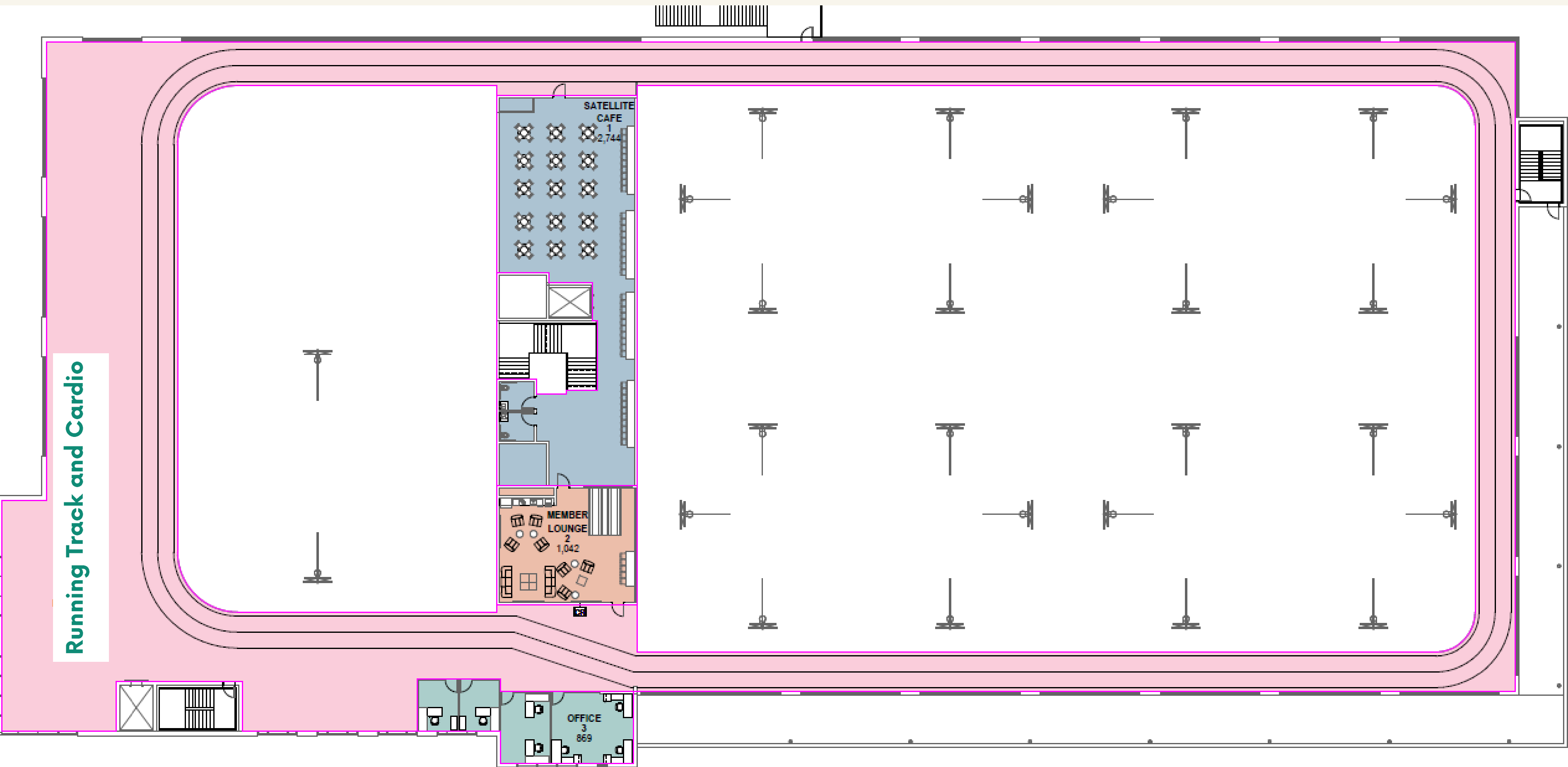
FACILITY PROGRAM - 1ST FLOOR



# FACILITY PROGRAM - 2ND FLOOR









# DRIPPING SPRINGS SPORTS CLUB

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DRIPPING SPRINGS PLANNING AND  
ZONING - VARIANCE UPDATES



## **Requested updates from Planning and Zoning Meeting 4/22**

- 1 Screening Options- North and Eastern Boundaries to DSSC**
- 2 Tree mitigation and landscaping plans**
- 3 Exterior Design**
- 4 Line of site views**
- 5 Traffic Analysis Update- Car count complete, analysis underway**

## Why do we need screening between DSSC and its Residential neighbors?



**Light Mitigation from parking lot traffic**



**Sound Pollution reduction**



**Visual Privacy**



**Maintain an aesthetic compatibility with Hill Country Design**



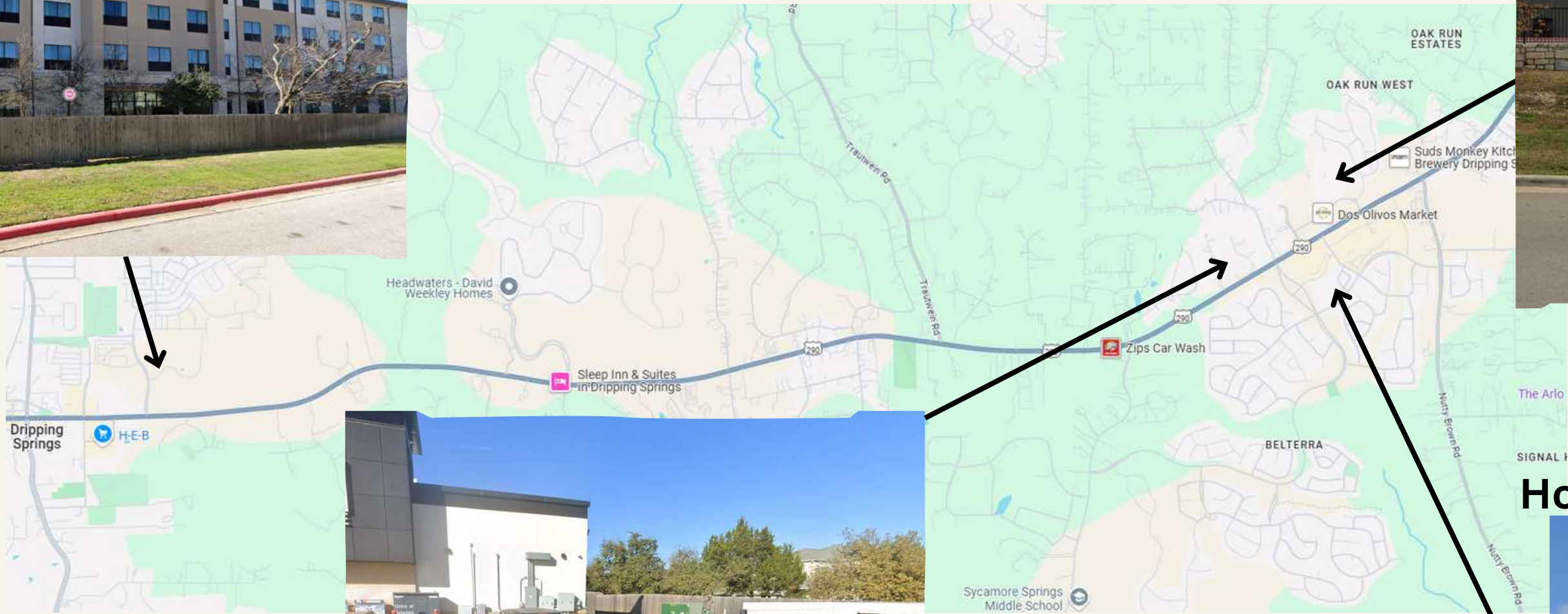
# CURRENT COMMERCIAL/RESIDENTIAL SCREENING



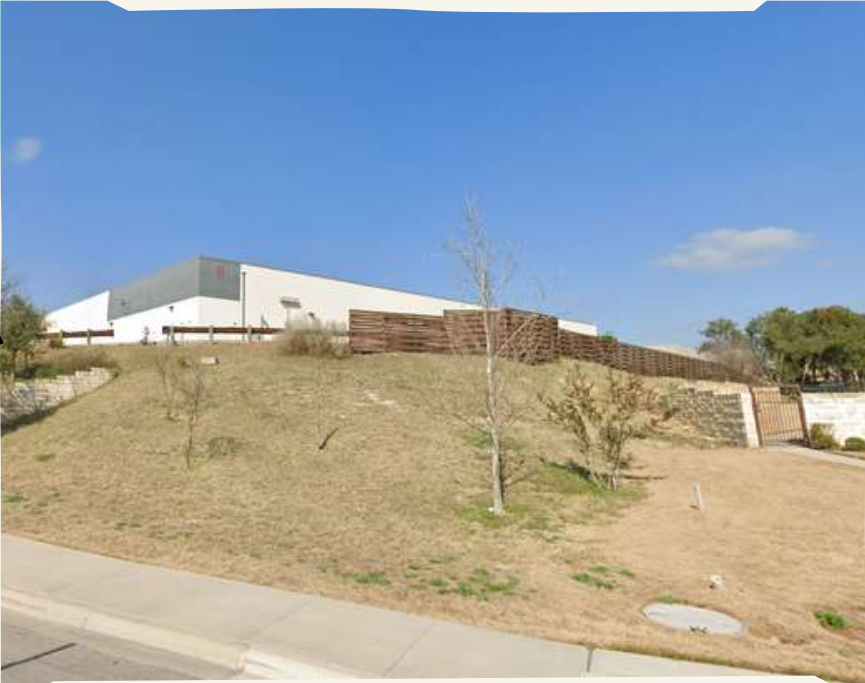
**Holiday Inn Express  
Vertical Wooden Slat Fence**



**Ledgestone  
Metal Fence**



**Belterra  
Horizontal Wooden Slat Fence**



**Z Square Gas Station  
Vertical Wooden Slat Fence**





# SCREENING OPTIONS



## Option 1 Vertical Wood Fence



### Not Recommended

- Basic pressure-treated lumber construction
- 5-7 year lifespan
- Minimal sound dampening properties
- Traditional residential appearance

## Option 2 Premium Horizontal Wood Screen



### Recommended

- Commercial-grade cedar construction
- Enhanced durability (25-30+ year lifespan)
- Modern horizontal slat design
- Proven success in Belterra
- Superior sound and light mitigation
- Architectural consistency with Hill Country aesthetic

## Option 3 Precast concrete fencing



### Not Recommended

- Commercial-grade concrete construction
- Excessive durability for application
- No meaningful performance advantage over Option B
- Cost prohibitive without additional benefits



# SCREENING OPTIONS -DURABILITY STUDY



## Premium Horizontal Wood Screen

### Durability

Cedar Wood is naturally resistant to:

- Insect damage
- Rot and decay
- Moisture damage
- Weather Conditions

The horizontal slat design provides additional structure advantages over vertical designs by distributing weight more evenly across support posts, reducing sagging over time

### Longevity

Expected Lifespan- Properly treated and maintained cedar fence: 25-30+ years

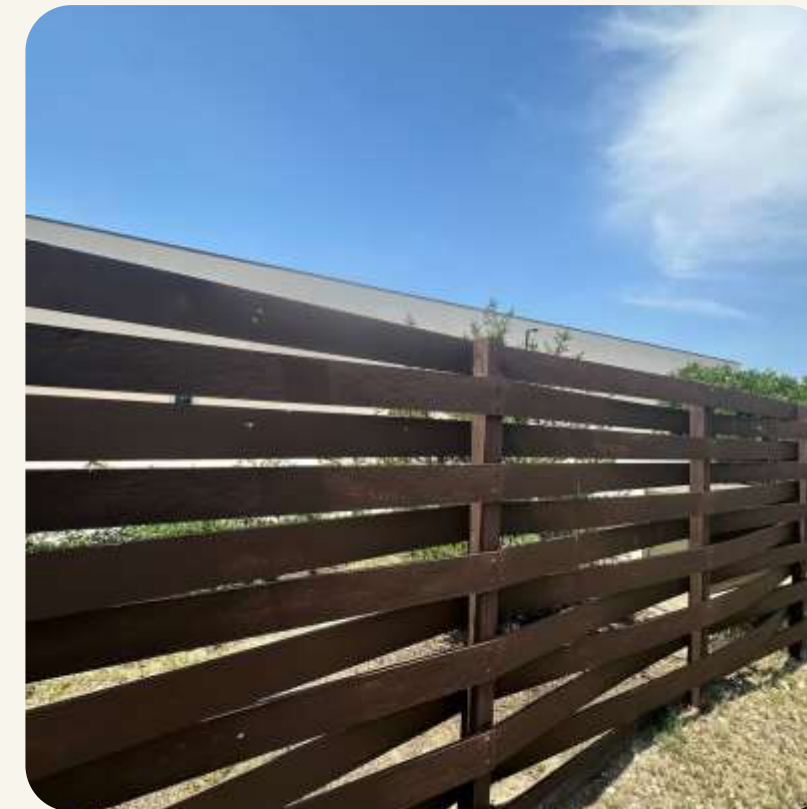
Factors affecting longevity:

- Quality of cedar used
- Proper installation (adequate post depth and spacing)
- Maintenance regimen (regular cleaning and sealing)

### DSSC Maintenance Schedule

Recommended Maintenance Schedule:

- Inspection: Annually
- Cleaning: Every 1-2 Years
- Sealing/Staining- Every 2-3 Years






*BELTERRA SCREENING  
BETWEEN COMMERCIAL AND  
RESIDENTIAL AREAS*





# TREE PRESERVATION



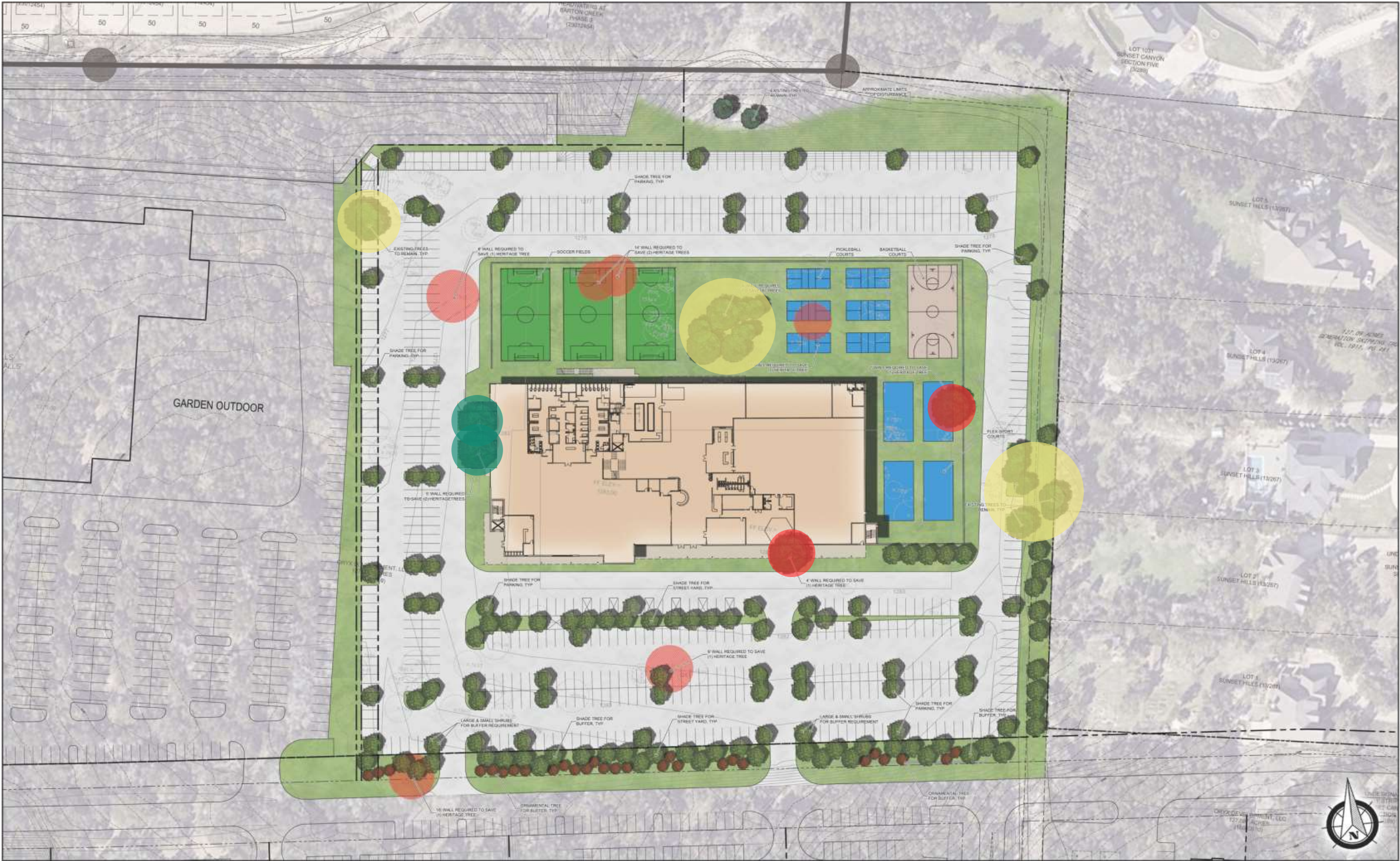
-  Retain 2 Heritage Trees
-  Retain Regular Trees
-  Removal of Heritage Trees





LANDSCAPE CALCULATIONS

Street	Require	Provide
Trees	d	d
1 Tree per 25 LF of Street frontage	28	28
	Trees	Trees
Parking Lot		
Landscape spots	4,268 SF	20,403 SF
1 Tree per 6 spaces	95	95
	Trees	Trees
Landscape Buffer		
Public Drive		
442' of Frontage		
1 Shade Tree per 50'	14	14
1 Orn Tree per 25'	28	28
1 Large Shrub per 6'	11	11
1 Small Shrub per 3'	262	832



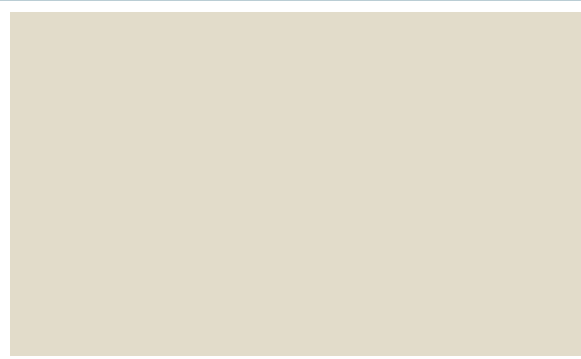
OVERALL SITE STUDY  
DRIPPING SPRINGS, TEXAS



# EXTERIOR DESIGN



COPPER TIMBER



SANDSTONE

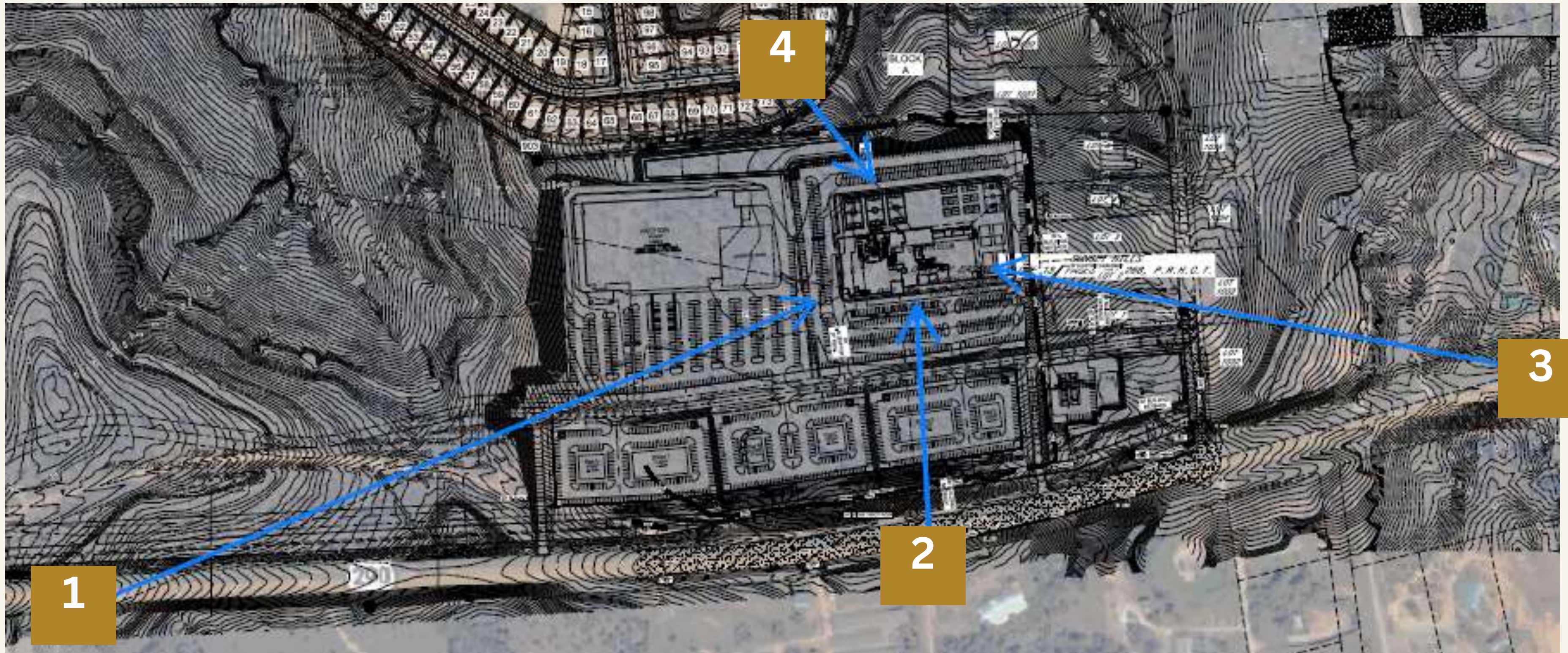








Pictures from these four locations of DSSC on the following slides





1



**Driving from Dripping Springs towards Austin on Highway 290**



2



**(Not Visible) From directly in front of the Facility on 290**



3



**(Not Visible) Driving from Austin to Dripping Springs on Highway 290**



4



**From Phase III of Headwaters Neighborhood**



# **DRIPPING SPRINGS SPORTS CLUB**

**THANK YOU!**