DRIPPING SPRINGS
Texas

COA 2026-002
Visitors Bureau Project

Certificate of Appropriateness Review
May 7, 2026

Evolution of the Brand: Destination Dripping Springs

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Visitors Bureau Existing Conditions and Paint Scheme

Existing Elevation

Current Visitor Center Front

Current Visitor Center Side

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Visitors Bureau Proposed Paint Scheme and Logo Update

Proposed Elevation

Proposed Visitor Center Front

Proposed Visitor Center Side

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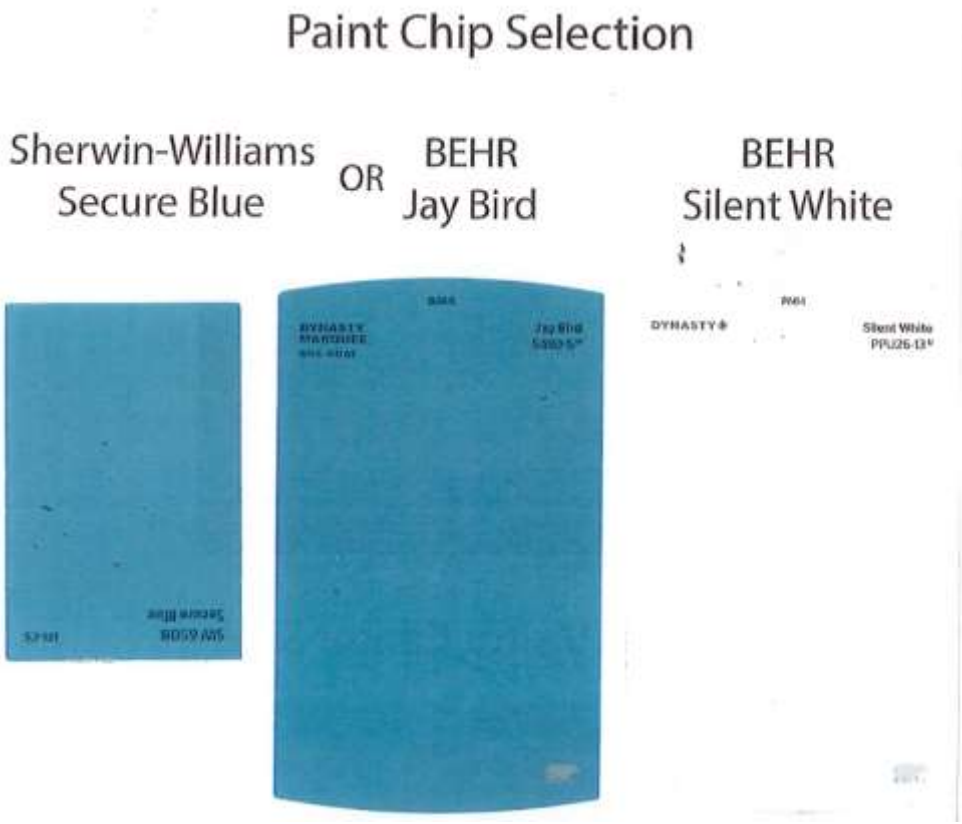
Visitors Bureau Proposed Paint Scheme and Logo Update



Staff recommends the following updated paint scheme:

a. Behr Jay Bird (S490-5) for the body of the building
b. Behr Silent White (PPU-13) for the front door, porch posts and balusters, roof fascia, and window shutters and trim

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City of Dripping Springs Design & Development Standards

Staff Recommendation: Approval with Conditions

Review Findings

	All Districts	Mercer Street
Character		
Vision	• Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses	• Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources- Rehab & Adaptive Re-Use • Promote Revitalization
Design Principles / Guidelines & Regulations	• Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions)	• Protect Historic Pedestrian Scale & Main Street Character • Promote Walkable Scale & Sidewalk Activity Zones • Provide Pedestrian Shading Devices @ Sidewalk Frontage • New Construction shall be compatible with surroundings
Preferred Uses	• Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement)	• Pedestrian-Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed
Site Planning & Building Placement	• Site Plan Concept Review (new requirement)	• "Build-To" Mercer St. Frontage 0' setback • Sides: 0' setback • Rear: 10' setback
Parking Arrangement	• Site Plan Concept Review- (new requirement)	• Street Parking • Onsite Lots in Rear • Offsite Remote Lots
Building Footprint Massing / Scale	• Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process)	• 10,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	• COA / Architectural Review (new requirement)	• 40' max storefront width or • 40' max. articulation increments
Porches	• COA / Architectural Review (new requirement)	• Porches / Awnings @ Street across min. 50% of frontage
Roofs	• COA / Architectural Review (revised requirements)	• Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish)
Materials	• COA / Architectural Review (revised requirements)	• Maintain Historic Native Stone or Wood all walls- 75% net sf. • Wood Porch Structures & Trim
Color Palette	• COA Review (revised requirements)	• Muted, rustic Earth Tone Hues • Entry Doors- full range of hues
Tree Preservation	• Tree Replacement Ord. • Site Plan Review (new req'mt)	• Replace Trees over 8" • Preserve Heritage Trees 24" +
Landscape Features	• Site Plan Concept Review • COA / Design Review (new)	• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features

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Proposed Update

Staff Recommendation: Approval With Conditions

The submitted project description and renderings appear to follow the guidelines of the Mercer Street Historic District.

Staff recommends approval of the Certificate of Appropriateness for the updated paint scheme based on the following conditions:

a. Behr Jay Bird (S490-5) will be used for the body of the building
b. Behr Silent White (PPU-13) will be used for the front door, porch posts and balusters, roof fascia, and window shutters and trim

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Commission Options

1. Approve as submitted.
2. Approval with conditions (staff recommendation).
3. Deny as submitted.
4. Postpone the decision.