



**DRIPPING SPRINGS**  
Texas

Stephenson Way

Certificate of Appropriateness Review  
June 6th, 2024

*Existing  
Conditions*



Google Earth, 2022

Currently an empty alleyway situated between contributing and non-contributing structures downtown.

Site Concept



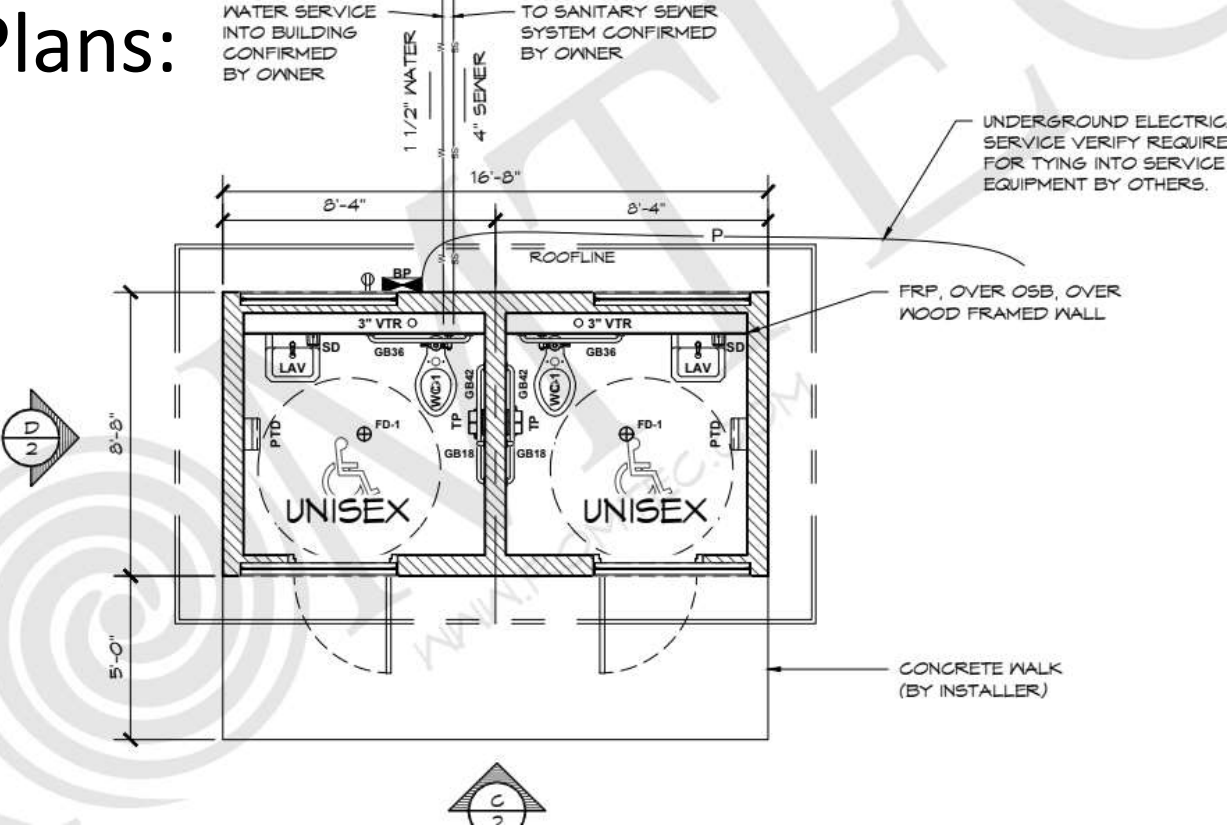
# “Stephenson Way” Civic / Pedestrian Improvements:

- Pedestrian Amenities
- Lighting
- Landscaping
- Pervious Pavers
- Downtown Restrooms

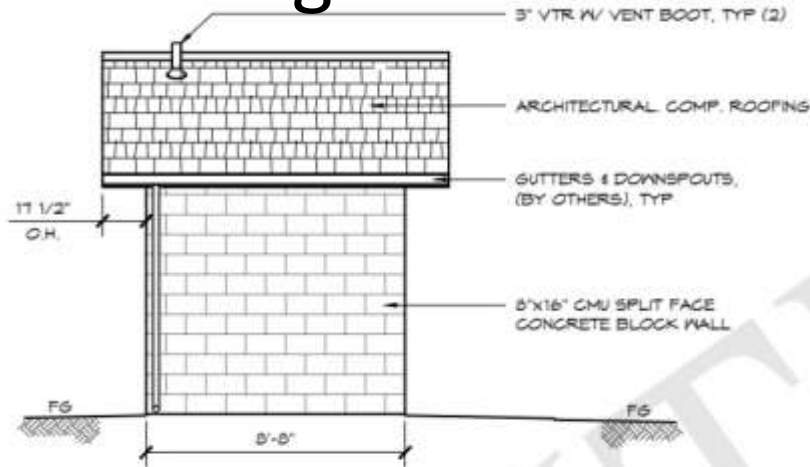


“Stephenson Way”  
Pedestrian Improvements  
Concept Plan - 5/9/24

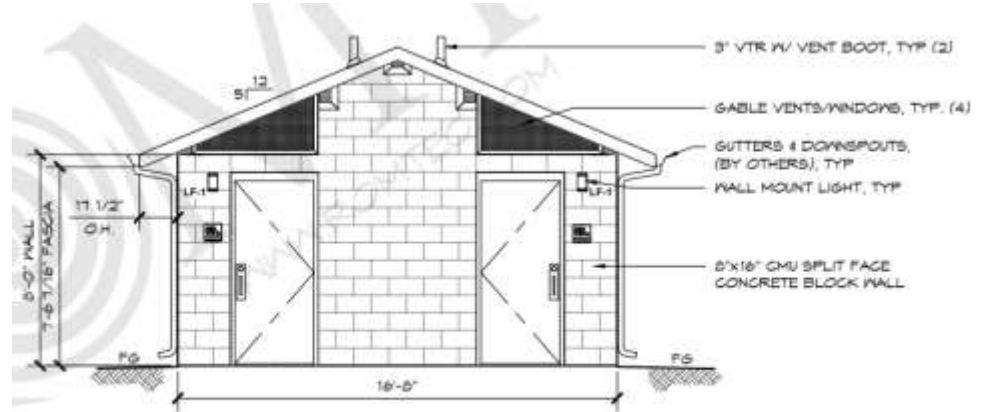
# Generic Modular Restroom Plans:



# Generic Modular Restroom Buildings:



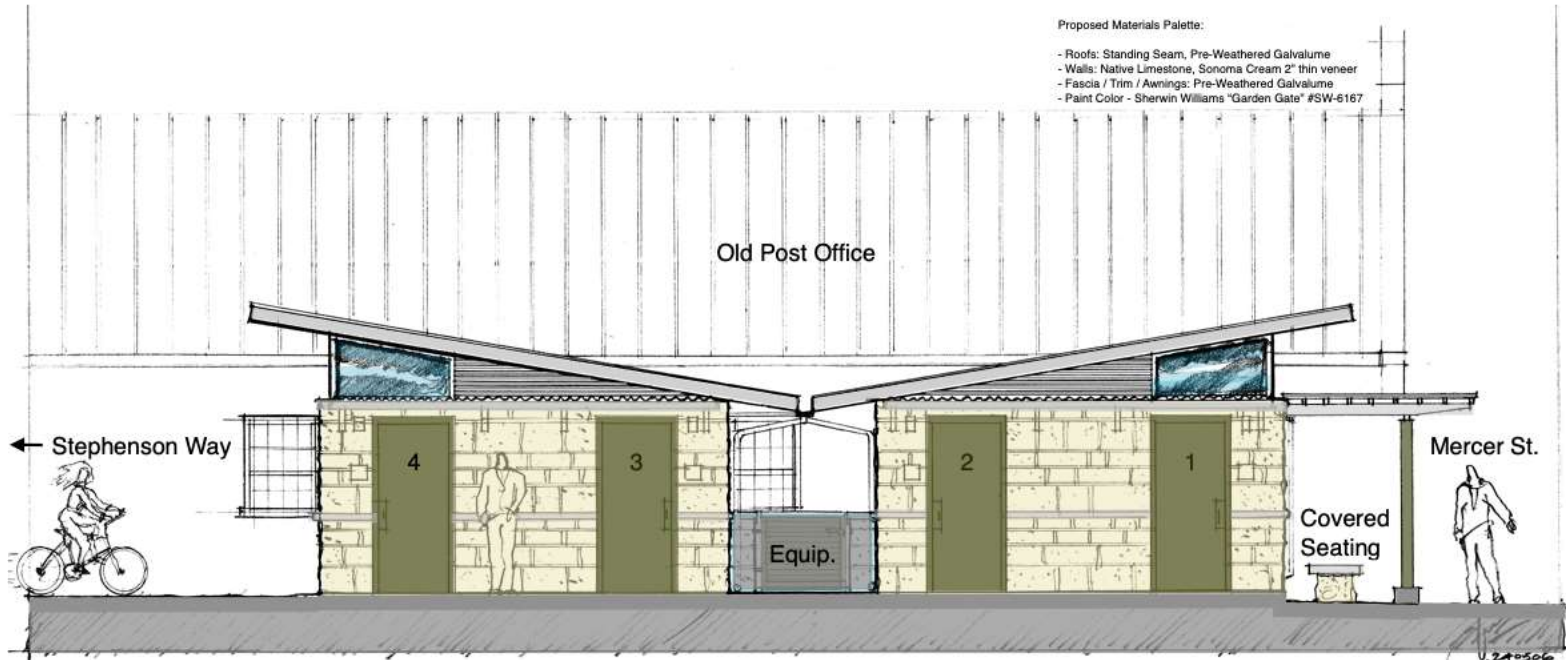
**C** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



**D** ELEVATION VIEW  
SCALE: 1/4" = 1'-0"



*Applicant Request*



City of Dripping Springs

"Downtown Restrooms"

240516 - KS

Hill Country Contemporary - Butterfly Inspiration  
Concept Sketch

- Construct public restrooms facilities within the alleyway



Applicant Request



Hill Country Contemporary - Butterfly Inspiration  
Concept Sketch

- Construct public restrooms facilities within the alleyway

# Materials

Cordova Cream Limestone  
by Salado Stone,  
or equal....

## MATERIALS

Existing Limestone



Matching Cordova cream limestone in ashlar pattern



Galvanized Corrugated Metal



East Elevation





DRIPPING SPRINGS  
Texas



STEPHENSON TRACT BASE MAP

© 2020 Prepared by WCCare Architects Studio for the City of Dripping Springs

**Stephenson Civic District  
Illustrative Plan**



# Stephenson Civic District Vision Plan:

- Stephenson Building
- Downtown Parking
- Old Fitzhugh Road
- Downtown Restrooms

| Character                                               | All Districts<br>                                                                                                                                                                                 | Mercer Street<br>                                                                                                                                                                                                                    | Old Fitzhugh Road<br>                                                                                                                                                                                            | Hays Street<br>                                                                                                                                                                                                                           |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Vision</b>                                           | <ul style="list-style-type: none"> <li>• Preserve &amp; Enhance Historic Character &amp; Resources / Town Heritage</li> <li>• Encourage Rehabilitation</li> <li>• Foster &amp; Encourage Complimentary New Uses</li> </ul>                                                         | <ul style="list-style-type: none"> <li>• Historic Main Street</li> <li>• Foster a Community Focus Point</li> <li>• Preserve Historic Resources- Rehab &amp; Adapt w/ Re-Use</li> <li>• Promote Revitalization</li> </ul>                                                                                              | <ul style="list-style-type: none"> <li>• Historic Small Farmsteads</li> <li>• Encourage Rehabilitation- new/old</li> <li>• Adaptive Re-Use / Appropriate Mixed Use</li> <li>• Historic Horticulture &amp; Landscape Preservation</li> </ul>                                                         | <ul style="list-style-type: none"> <li>• Historic Residential Neighborhood</li> <li>• Neighborhood Preservation</li> <li>• Adaptive Re-Use / Sensitive Infill</li> <li>• Landscape / Streetscape / Tree Preservation</li> </ul>                                                                                              |
| <b>Design Principles / Guidelines &amp; Regulations</b> | <ul style="list-style-type: none"> <li>• Per Implementation Manual / CDA (existing criteria &amp; requirements)</li> <li>• Provide Alternative Design (a new provision, rule &amp; process)</li> <li>• Create Consistency w/ Exterior Design Ordinance (new provisions)</li> </ul> | <ul style="list-style-type: none"> <li>• Protect Historic Pedestrian Scale &amp; Main Street Character</li> <li>• Promote Walkable Scale &amp; Sidewalk Activity Zones</li> <li>• Provide Pedestrian Shading Devices @ Sidewalk Frontage</li> <li>• New Construction shall be compatible with surroundings</li> </ul> | <ul style="list-style-type: none"> <li>• Protect Historic Farmstead Scale &amp; Character</li> <li>• Promote Mixed Use/Feel of OPR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>• New Construction shall be compatible with surroundings</li> </ul> | <ul style="list-style-type: none"> <li>• Protect Historic Neighborhood Scale &amp; Character</li> <li>• Allow Small-scale Rehabilitation @ Existing Historic Dwellings</li> <li>• Allow Combined Sensitive Infill @ Vacant Properties @ Hwy 290</li> <li>• New Construction shall be compatible with surroundings</li> </ul> |
| <b>Preferred Uses</b>                                   | <ul style="list-style-type: none"> <li>• Zoning Review- Verify Consistency w/PO or Identify / Use Change (new requirements)</li> </ul>                                                                                                                                             | <ul style="list-style-type: none"> <li>• Pedestrian-Oriented</li> <li>• Family-Friendly uses / activities</li> <li>• Full Mix of Uses allowed</li> </ul>                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Mixed Use Retail- OPR</li> <li>• Retail / Commercial – RR-12</li> <li>• Residential Rehab or Infill</li> </ul>                                                                                                                                             | <ul style="list-style-type: none"> <li>• Residential Rehab/Infill Hwy St</li> <li>• Retail / Commercial Mixed Use- Hwy 290</li> </ul>                                                                                                                                                                                        |
| <b>Site Planning &amp; Building Placement</b>           | <ul style="list-style-type: none"> <li>• Site Plan Concept Review (new requirement)</li> </ul>                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• "Build-To" Mercer St. Frontage 0' setback</li> <li>• Side: 0' setback</li> <li>• Rear: 10' setback</li> </ul>                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Site Buildings within Existing Trees &amp; Landscape Features</li> <li>• Front / Rear: 10' setback</li> <li>• Side: 5' setback</li> </ul>                                                                                                                  | <ul style="list-style-type: none"> <li>• Site Buildings Facing Local Streets &amp; Hwy 290</li> <li>• Front / Rear: 10' setback</li> <li>• Side: 5' setback</li> </ul>                                                                                                                                                       |
| <b>Parking Arrangement</b>                              | <ul style="list-style-type: none"> <li>• Site Plan Concept Review- (new requirement)</li> </ul>                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• Street Parking</li> <li>• Drive Lots in Rear</li> <li>• Where Possible Lots</li> </ul>                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>• On Street Spaces @ Fronts (limited &amp; must protect trees)</li> </ul>                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• Residential Garages</li> <li>• Onsite Lots @ Rear of Property</li> <li>• Small Lots @ Side Yards</li> </ul>                                                                                                                                                                         |
| <b>Building Footprint Massing / Scale</b>               | <ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• CDA / Architectural Review (new requirement)</li> <li>• Provide Alternative Design (new provision &amp; process)</li> </ul>                                                                           | <ul style="list-style-type: none"> <li>• 5,000 sf max contiguous footprint</li> <li>• 2,500 sf max massing increments</li> <li>• 2-3y to 2-1/2-3y Height Limit</li> </ul>                                                                                                                                             | <ul style="list-style-type: none"> <li>• 5,000 sf max contiguous footprint</li> <li>• 2,500 sf max massing increments</li> <li>• 2-3y to 2-1/2-3y Height Limit</li> </ul>                                                                                                                           | <ul style="list-style-type: none"> <li>• 5,000 sf max contiguous footprint</li> <li>• 3,500 sf max massing increments</li> <li>• 1-1/2-2y to 2-3y Height Limit</li> </ul>                                                                                                                                                    |
| <b>Street Frontage</b>                                  | <ul style="list-style-type: none"> <li>• CDA / Architectural Review (new requirement)</li> </ul>                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• 40' max storefront width or</li> <li>• 40' max articulation increments</li> </ul>                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• 45' max, 90' max @ RR-12</li> <li>• 45' max articulation increments</li> </ul>                                                                                                                                                                             | <ul style="list-style-type: none"> <li>• 40' max, 50' max @ Hwy 290</li> <li>• 40' max articulation increments</li> </ul>                                                                                                                                                                                                    |
| <b>Porches</b>                                          | <ul style="list-style-type: none"> <li>• CDA / Architectural Review (new requirement)</li> </ul>                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Porches / Awnings @ Street across min. 50% of frontage</li> </ul>                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• Front Porches / Awnings @ Entries- min. 50% of frontage</li> </ul>                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Front Porches / Awnings @ Entries- min. 50% of frontage</li> </ul>                                                                                                                                                                                                                  |
| <b>Roofs</b>                                            | <ul style="list-style-type: none"> <li>• CDA / Architectural Review (revised requirements)</li> </ul>                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type &amp; finish)</li> </ul>                                                                                                                                                                           | <ul style="list-style-type: none"> <li>• Sloped Metal Roofs, or 30-yr. Composition Shing as (Must be of an approved type &amp; finish)</li> </ul>                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>                                                                                                                                                                            |
| <b>Materials</b>                                        | <ul style="list-style-type: none"> <li>• CDA / Architectural Review (revised requirements)</li> </ul>                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 70% net of</li> <li>• Wood Finish Structures &amp; Trim</li> </ul>                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 70% net of</li> <li>• Wood Finish Structures &amp; Trim</li> </ul>                                                                                                                                       | <ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 70% net area of</li> <li>• Wood Finish Structures &amp; Trim</li> </ul>                                                                                                                                                           |
| <b>Color Palette</b>                                    | <ul style="list-style-type: none"> <li>• CDA Review (revised requirements)</li> </ul>                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Muted, rustic Earth Tone Hues</li> <li>• Entry Doors- Full range of hues</li> </ul>                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• Full Range of Hues allowed- Color Palette to be approved</li> </ul>                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Muted, rustic Earth Tone Hues</li> <li>• Entry Doors- Full range of hues</li> </ul>                                                                                                                                                                                                 |
| <b>Tree Preservation</b>                                | <ul style="list-style-type: none"> <li>• Tree Replacement Ord.</li> <li>• Site Plan Review- (new req/mt)</li> </ul>                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Replace Trees over 6"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>• Replace Trees over 6"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Replace Trees over 6"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>                                                                                                                                                                                                           |
| <b>Landscape Features</b>                               | <ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• CDA / Design Review (new)</li> </ul>                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Columns, and notable landscape features</li> </ul>                                                                                                                                                                     | <ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Columns, and notable landscape features</li> </ul>                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Columns, and notable landscape features</li> </ul>                                                                                                                                                                            |



**City of Dripping Springs  
Historic Districts  
Design & Development Standards**

|                                                         | All Districts                                                                                                                                                                                                                                                                       | Mercer Street                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Character</b>                                        |                                                                                                                                                                                                   |                                                                                                                                                                                                                                    |
| <b>Vision</b>                                           | <ul style="list-style-type: none"> <li>• Preserve &amp; Enhance Historic Character &amp; Resources / Town Heritage</li> <li>• Encourage Revitalization</li> <li>• Foster &amp; Ensure Complementary New Uses</li> </ul>                                                             | <ul style="list-style-type: none"> <li>• Historic Main Street</li> <li>• Foster a Community Focal Point</li> <li>• Preserve Historic Resources- Rehab &amp; Adaptive Re-Use</li> <li>• Promote Revitalization</li> </ul>                                                                                              |
| <b>Design Principles / Guidelines &amp; Regulations</b> | <ul style="list-style-type: none"> <li>• Per Implementation Manual / COA (existing criteria &amp; requirements)</li> <li>• Provide Alternative Design (a new provision, route &amp; process)</li> <li>• Create Consistency w/ Exterior Design Ordinance (new provisions)</li> </ul> | <ul style="list-style-type: none"> <li>• Protect Historic Pedestrian Scale &amp; Main Street Character</li> <li>• Promote Walkable Scale &amp; Sidewalk Activity Zones</li> <li>• Provide Pedestrian Shading Devices @ Sidewalk Frontage</li> <li>• New Construction shall be compatible with surroundings</li> </ul> |
| <b>Preferred Uses</b>                                   | <ul style="list-style-type: none"> <li>• Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement)</li> </ul>                                                                                                                                               | <ul style="list-style-type: none"> <li>• Pedestrian-Oriented</li> <li>• Family-Friendly uses / activities</li> <li>• Full Mix of Uses allowed</li> </ul>                                                                                                                                                              |
| <b>Site Planning &amp; Building Placement</b>           | <ul style="list-style-type: none"> <li>• Site Plan Concept Review (new requirement)</li> </ul>                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• 'Build-To' Meter Bl. Frontage 0' setback</li> <li>• Side: 0' setback</li> <li>• Rear: 10' setback</li> </ul>                                                                                                                                                                 |
| <b>Parking Arrangement</b>                              | <ul style="list-style-type: none"> <li>• Site Plan Concept Review (new requirement)</li> </ul>                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• Street Parking</li> <li>• Onsite Lots in Rear</li> <li>• Offsite Remote Lots</li> </ul>                                                                                                                                                                                      |
| <b>Building Footprint Massing / Scale</b>               | <ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• COA / Architectural Review (new requirement)</li> <li>• Provide Alternative Design (new provision &amp; process)</li> </ul>                                                                            | <ul style="list-style-type: none"> <li>• 10,000 sf max contiguous footprint</li> <li>• 2,500 sf max massing increments</li> <li>• 2 Sty to 2-1/2 Sty Height Limit</li> </ul>                                                                                                                                          |
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| <b>Roofs</b>                                            | <ul style="list-style-type: none"> <li>• COA / Architectural Review (revised requirements)</li> </ul>                                                                                                                                                                               | <ul style="list-style-type: none"> <li>• Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type &amp; finish)</li> </ul>                                                                                                                                                                           |
| <b>Materials</b>                                        | <ul style="list-style-type: none"> <li>• COA / Architectural Review (revised requirements)</li> </ul>                                                                                                                                                                               | <ul style="list-style-type: none"> <li>• Maintain Historic Native Stone or Wood all walls- 75% net sf</li> <li>• Wood Porch Structures &amp; Trim</li> <li>• Muted, rustic Earth Tone Hues</li> <li>• Entry Doors- full range of hues</li> </ul>                                                                      |
| <b>Color Palette</b>                                    | <ul style="list-style-type: none"> <li>• COA Review (revised requirements)</li> </ul>                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>• Replace Trees over 8"</li> <li>• Preserve Heritage Trees: 24" +</li> </ul>                                                                                                                                                                                                   |
| <b>Tree Preservation</b>                                | <ul style="list-style-type: none"> <li>• Tree Replacement Ord.</li> <li>• Site Plan Review (new req mt)</li> </ul>                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                       |
| <b>Landscape Features</b>                               | <ul style="list-style-type: none"> <li>• Site Plan Concept Review</li> <li>• COA / Design Review (new)</li> </ul>                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>                                                                                                                                                                    |



*Review Findings*

Approve as submitted

# Commissioner Options

1. Approve as submitted.
2. Approval with conditions.
3. Deny as submitted.
4. Postpone the decision.



**DRIPPING SPRINGS**  
Texas