



DRIPPING SPRINGS
Texas

101 San Marcos

Certificate of Appropriateness
Review
May 2nd, 2024

*Existing
Conditions*



101 San Marcos currently contains a one story dwelling retains a low, side gabled composition with a shingle roof. A shed-roofed porch stretches the length of the front facade. Porch posts, windows, and entry door have been replaced.

Google Earth, 2023

*Applicant
Request*

- Create and develop a new structure/building
- Develop a parking lot on site
- Demolish the current structure
- Create an enclosure for an onsite dumpster



Architectural Details



Hip Hop Design Studio



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Texas

Architectural Details

Cont:



Hip Hop Design Studio

Material s



Reclaimed wood



Rubble limestone with heavy mortar smear

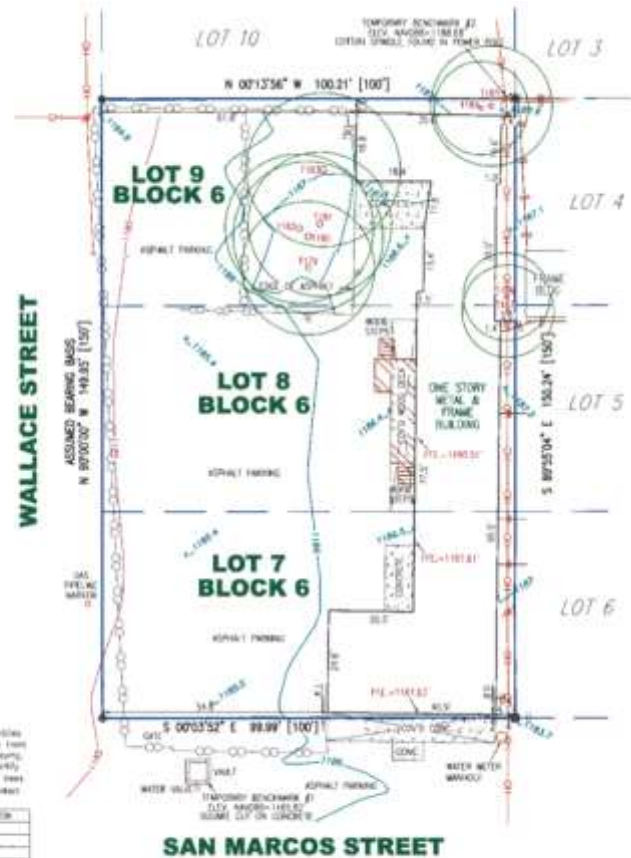


Accent tile at planters



Reclaimed metal panel from existing wood shed

Proposed Site Plan



This site location survey reflects the size and location of the tract depicted herein. SAC Surveying, LLC, has no responsibility, liability, or warranty for errors or omissions in this survey. For exact bearings/distances contact a Certified Surveyor.

LINE NO.	TYPE	DESCRIPTION
118	18.0'	CONC.
119	18.0'	CONC.
120	11.4'	CONC.
121	15.0'	CONC.
122	18.0'	CONC.
123	11.4'	CONC.
124	14.0'	M.S. HACKBERRY
125	13.0'	HACKBERRY
126	11.4'	M.S. HACKBERRY
127	18.0'	CONC.



Character	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Rehabilitation Encourage & Ensure Complementary New Uses 	<ul style="list-style-type: none"> Historic Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adapt vs Re-Use Protect Restoration 	<ul style="list-style-type: none"> Historic Small Farmsteads Encourage Rehabilitation- new/old Adaptive Re-Use / Appropriate Mixed Use Historic Homestead & Landscape Preservation 	<ul style="list-style-type: none"> Historic Restored Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, rule & process) Create Consistency w/ Existing Design Ordinance (new provisions) 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Visual Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Combined-Sensitive Infill @ Vacant Properties & Hwy 290 New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/O or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Pedestrian Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed Use Rehab- OFR Retail / Commercial - RR-12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hays St Retail / Commercial Mixed Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Build-To- Mercer St. Frontage 0' setback Side: 0' setback Rear: 10' setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Side: 5' setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 Front / Rear: 10' setback Side: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Street Parking Onsite Lots in Rear Offsite Parking Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 10,000 sf max contiguous footprint 3,000 sf max massing increments 2-Story to 2-1/2-Story Height Limit 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,000 sf max massing increments 2-Story to 2-1/2-Story Height Limit 	<ul style="list-style-type: none"> 3,000 sf max contiguous footprint 3,000 sf max massing increments 1-1/2 Story to 2-Story Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40' max storefront width or 40' max articulation increments 	<ul style="list-style-type: none"> 45' max, 80' max @ RR-12 45' max articulation increments 	<ul style="list-style-type: none"> 40' max, 60' max @ Hwy 290 40' max articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street- min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street- min. 20% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Street- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Flat Porches or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood w/ walls: 70% net of Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood w/ walls: 70% net of Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood w/ walls: 70% net area of Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord Site Plan Review (new req/rt) 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" + 	<ul style="list-style-type: none"> Replace Trees over 6" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



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

	All Districts	Mercer Street
Character		
Vision	<ul style="list-style-type: none"> • Preserve & Enhance Historic Character & Resources / Town Heritage • Encourage Revitalization • Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> • Historic Main Street • Foster a Community Focal Point • Preserve Historic Resources- Rehab & Adaptive Re-Use • Promote Revitalization
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> • Per Implementation Manual / COA (existing criteria & requirements) • Provide Alternative Design (a new provision, route & process) • Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> • Pedestrian-Oriented • Family-Friendly uses / activities • Full Mix of Uses allowed
Site Planning & Building Placement	<ul style="list-style-type: none"> • Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> • "Build-To" Mercer St Frontage 0' setback • Sides: 0' setback • Rear: 10' setback
Parking Arrangement	<ul style="list-style-type: none"> • Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> • Street Parking • Onsite Lots in Rear • Offsite Remote Lots
Building Footprint Massing / Scale	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Architectural Review (new requirement) • Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> • 10,000 sf max contiguous footprint • 2,500 sf max massing increments • 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • 40' max storefront width or • 40' max articulation increments
Porches	<ul style="list-style-type: none"> • COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> • Porches / Awnings @ Street across min. 50% of frontage
Roofs	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish)
Materials	<ul style="list-style-type: none"> • COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> • Maintain Historic Native Stone or Wood all walls- 75% net sf • Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> • COA Review (revised requirements) 	<ul style="list-style-type: none"> • Muted, rustic Earth Tone Hues • Entry Doors- full range of hues
Tree Preservation	<ul style="list-style-type: none"> • Tree Replacement Ord. • Site Plan Review (new req mt) 	<ul style="list-style-type: none"> • Replace Trees over 6" • Preserve Heritage Trees 24' +
Landscape Features	<ul style="list-style-type: none"> • Site Plan Concept Review • COA / Design Review (new) 	<ul style="list-style-type: none"> • Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



Review Findings

Approve as submitted



Commissioner Options

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



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