DRIPPING SPRINGS
Texas

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: D&A Companies

Mailing Address: 135 West 26th Street, Suite 11C, New York, NY 10001

Phone Number: 646-483-4742 **Email Address:** james@dacompanies.com

Name of Owner (if different than Applicant):

Mailing Address:

Phone Number:

Address of Property Where Structure/Site Located: 505 & 519 Old Fitzhugh Road
Dripping Springs, Tx 78620

District Located or Landmark: ☐ **Mercer Street** ☒ **Old Fitzhugh Road** ☐ **Hays Street**

☐ **Individual Landmark (Not in an Historic District)**

Zoning Classification of Property: Local Retail & General Retail

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Retail, Hotel, Health Club, Enclosed Sports Courts

Description of Proposed Work: COA Application #2 - Enclosed Sports Courts & Pro Shop

505 Old Fitzhugh - Restaurant, casita style hotel, health club.
519 Old Fitzhugh - Sports Courts, pro shop and marketplace.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

Sports Courts conform to massing and height regulations. Courts are dropped 8' into a sunken dugout to minimize perceived height from Old Fitzhugh Road. Structures fronting loop road have patios along 50% of their facades. Standing seam metal roofs, natural limestone and weathered cedar exterior facades.

Estimated Cost of Proposed Work: $12M total campus ($3.5M sports court + pro shop)

Intended Starting Date of Proposed Work: 3/1/2027

Intended Completion Date of Proposed Work: Roughly 18 Months - 9/1/2028

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

☐ Current photograph of the property and adjacent properties (view from street/right-of-way)
Submitted and approved with COA#1 - Site Plan
Copy resubmitted again here.

☐ Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
Submitted and approved with COA#1 - Site Plan

☒ Elevation drawings/sketches of the proposed changes to the structure/site

☒ Samples of materials to be used
To be submitted prior to board meeting

☒ Color chips of the colors which will be used on the structure (if applicable)
To be submitted prior to board meeting

☐ Sign Permit Application (if applicable)
To be submitted in future applications.

☐ Building Permit Application (if applicable)
To be submitted in future applications.

☐ Application for alternative exterior design standards and approach (if applicable)
N/A

☒ Supplemental Design Information (as applicable)
3d Model to be presented at board meeting



Signature of Applicant — **Date** 10/23/26

James McCormick — **Signature of Property Owner Authorizing the Proposed Work** — **Date** 10/23/26

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505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application



















LIMESTONE EXTERIOR WALL

DUMPSTER ENCLOSURE

21'

21'

6'

42'-6"

RAINWATER HARVESTING TANK

25'

25'

42'-6"

6' AWNING

GLASS AND ALUMINUM STOREFRONT

76'

COURT 5

GLASS AND ALUMINUM STOREFRONT

ALTERNATE: GLZED GARAGE DOOR OVER 42" MASONRY WALL

COURT 6

6'

6' AWNING

COURT 3

76'

COURT 4

METAL PANEL

GLASS AND ALUMINUM STOREFRONT

6'-6"

30'-6"

32'-6"

16'

PRO SHOP

17'

STORAGE

3'

6'-6"

6' AWNING

3'

COURT 1

COURT 2

12'

76'

6'

3'-0"

N

FLOOR AREAS

COURT 1	3,151 SF
COURT 2	3,151 SF
COURT 3	3,151 SF
COURT 4	3,151 SF
COURT 5	3,151 SF
COURT 6	3,151 SF
PRO SHOP	518 SF
LOUNGE	518 SF
RESTROOM	97 SF
STORAGE	97 SF
TOTAL	**20,136 SF**

505 & 519 OLD FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

SPORTS COURTS
COURT LEVEL PLAN

DATE: 10/23/2026
SCALE: 1:250

DUMPSTER ENCLOSURE

RAINWATER HARVESTING TANK

NATURAL CEDAR PLAN FACADE

35' TYP.

13'

35'

STANDING SEAM CANOPY

68' TYP.

COURT 5
(OPEN TO BELOW)

COURT 6
(OPEN TO BELOW)

COURT 3
(OPEN TO BELOW)

COURT 4
(OPEN TO BELOW)

METAL PANEL

GLASS AND ALUMINUM STOREFRONT

LOUNGE

DECK

COURT 1
(OPEN TO BELOW)

COURT 2
(OPEN TO BELOW)

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505 & 519 OLD FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620

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135 W 26TH ST, SUITE 11C
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SPORTS COURTS
UPPER LEVEL PLAN

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Sports Courts Isometric View



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Elevation from Roadway



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North Elevation



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Sports Courts Side Elevation



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Elevation from Roadway



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Open Corridor Between Courts



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Dumpster Enclosure and Rainwater Harvesting



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Pro Shop Front Entry



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Lounge and Deck Above Pro Shop



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Sports Courts