DRIPPING SPRINGS
Texas

Status of COA Projects 2024-2025-2026

Historic Preservation
Commission Meeting
November 5, 2026

Status of COA Projects

- Overview of COA permits
  - 2024
  - 2025
  - 2026

Year	COA Permit Applications	COA Permits Approved
2024	18	14
2025	5 (3 new, 2 revisions)	5
2026	7 (5 new, 2 revisions)	6

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Ongoing 2024 COA Permit Projects

COA Number	Address	Project Description	Project Status
COA2024-0007	101 College St.	Short Mama's addition	COA approved 06.06.2024, Construction Underway
COA2024-0015	101 Old Fitzhugh Rd	Stephenson Building Revision	COA approved 10.03.2024- Construction Underway





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Status of 2025 COA Permit Applications

COA Number	Address	Project Description	Project Status
COA2025-001	251 Old Fitzhugh Rd	Commercial Remodel	COA approved 2.6.2025 Complete
COA2025-002	28495 and 28491 Ranch Road 12	Commercial Remodel (Uriegas Dental)	COA renewed 4.3.2025 SDP. Permit under review
COA2025-003	215 Old Fitzhugh Rd	Crumley Porch, parking	COA approved 05.05.2025 Bldg. Complete
COA2025-005	28485 Ranch Rd 12	Gabrielides OFR Project	Updated COA – construction of main building complete. Fence redesign pending.
COA2025-006	602 Old Fitzhugh Rd	New Office Building	COA approved. No permits applied for.

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251 Old Fitzhugh:

- Commercial Remodel



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215 Old Fitzhugh:

- Porch and Parking Lot



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28485 Ranch Rd 12

- Post office and Restaurant Project



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Status of 2026 COA Permit Applications

COA Number	Address	Project Description	Project Status
COA2026-001	Mercer Paseo	Pedestrian connection between Stephenson and Mercer St	COA approved SDP. Permit issued- work will begin shortly
COA2026-002	Visitor Bureau	Paint Refresh	COA approved- Complete
COA2026-003	766 Old Fitzhugh	Shed to Office Conversion	COA approved. No permits applied for.
COA2025-004	299 Mercer	Thurmans' Steakhouse	COA approved & SDP permit still pending sidewalk fee in lieu payment.
COA2025-005	505 &519 OFR Concept Plan	Old Fitzhugh Club	COA for Concept Master Plan approved. Individual COA applications+ SDP to be submitted
COA2024-0007	101 College St.	Short Mama's addition	COA fence revision approved 10.02.2026, Construction stll Underway
COA2025-005	28485 Ranch Rd 12	Gabrielides OFR Project	Updated COA – construction of main building complete. Fence redesign pending.

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Visitor Bureau

- Paint Update



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Summary of COA Permits in 2024-2025

Year	COA Permit Applications	COA Permits Approved	COA Projects Completed/Underway
2024	18	14	10
2025	5	5	3
2026	7	6	4

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