HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 5, 2026**

Project: **505 and 519 Old Fitzhugh Rd "Old Fitz Master Concept Plan"**

Applicant: **D&A Companies**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **CS & LR**

Current Use: **Vacant**

Submittals: ■ Current Photograph ■ Concept Plan ■ Exterior Elevations
☐ Color & Materials Samples ☐ Sign Permit Application

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description:

This is a request for consideration of approval of a COA application (COA2026-006, refer to Attachment 1) for 6 enclosed sports courts and a small welcome center/pro shop to be located behind the existing historic structure on 519 Old Fitzhugh Rd. The applicants previously presented an overall Master Concept Site Plan application for 505 and 519 Old Fitzhugh Rd, (COA2026-005, refer to attachment 2), which was approved by the HPC on September 3, 2026.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- Compliant ■ Non-Compliant ☐ N/A

Staff Recommendations / Conditions of Approval:

Staff recommends approval of COA2026-006 with conditions.

Conditions of approval:

a. Staff considers that the materials shown in the conceptual plans are compatible with the Old Fitzhugh Historic District guidelines. However, the Applicant must submit final material and color samples for review by the Planning Department prior to applying for commercial building permits.
b. The Applicant will submit individual COA applications for the remaining portions of the projects located at 505 and 519 Old Fitzhugh, per the conditions of approval of COA2026-005 .
c. The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.
d. The Applicant will conform with all City Ordinance requirements relating to Tree Preservation, Mitigation, and Replanting (all healthy standard trees 8"-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved), per the conditions of approval of COA2026-005.
e. The Applicant will submit a Site Development Permit application that substantially conforms to the COA2026-005 Master Concept Site Plan and approved individual COA applications.

Case History / Findings of Fact:

On September 3, 2026, the HPC approved the preliminary Concept Master Plan submitted by D&A Companies for 505 and 519 Old Fitzhugh Rd. The preliminary Concept Plan included:

- A Smokehouse Restaurant to be located at 505 Old Fitzhugh
- A Pro Shop Retail Store to be located at 519 Old Fitzhugh
- 6 Court Werks Enclosed Racket Sports Facilities to be located behind the existing historic structure located at 519 Old Fitzhugh
- A Springs Bathhouse Health Club Spa to be located behind 505 Old Fitzhugh
- Casitas at the Springs Boutique Hotel to be located behind 505 Old Fitzhugh
- Parking
- Sidewalks

The applicant must apply for individual COA applications for the elements of the above Concept Master Plan, per the conditions of approval of COA2026-005:

- COA application for 505 OFR (Smokehouse restaurant)
- COA application for 519 OFR (Pro Retail Shop)
- COA application for sports courts
- COA application for The Springs Bathhouse Health Club Spa
- COA application for the Casitas at the Springs Boutique Hotel

The applicant has submitted the COA2026-006 application for the sports courts (which also include a small welcome center/pro shop). The applicant is currently preparing a COA application for the existing structure located at 519 OFR, and has engaged a structural engineer (Copeland), to propose a foundation stabilization plan for this structure.

The Applicant will also provide a temporary construction easement agreement to the City of Dripping Springs following their property closing date at the end of October, 2026, which will meet one of the conditions of approval of the Master Concept Site Plan COA2026-005.

Staff finds that the proposed designs, placements, footprints, setbacks and heights for the sports courts project submitted under COA2026-006 are in compliance with Historic District Guidelines for the Old Fitzhugh District.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

505 & 519 Old Fitzhugh

"Historic Resource Priority Rating" and "Historic District Contribution Status":

- **505 Old Fitzhugh** "Low Preservation Priority/Non-Contributing."
- **519 Old Fitzhugh:** "High Preservation Priority/ Contributing"

Project Overview:

The sports court buildings have been rotated from their original orientation shown in the COA Master Concept Site Plan, so that the narrowest building facades face Old Fitzhugh Rd; the sport court buildings are 42' wide along the facades that are oriented toward Old Fitzhugh, which is below the 45'-0" wide maximum along this road.

Each sport court building is 38 feet tall, with a base elevation that will be built 8 feet below grade. This respects the maximum permitted building height of 40 feet, while supporting a context-sensitive infill project, minimizing the visual impact of these new buildings as seen from Old Fitzhugh Rd.

The building setbacks for the buildings appear to conform with the Historic District Guidelines for the Old Fitzhugh District (10 FY, 5 ft RY & SY), based on the building setbacks provided by the applicant:

- 15-ft front setback (parking is set back 25-ft in the plan)
- 10-ft rear setback
- 15-ft side setback abutting 515 OFR

- 10-ft side setback abutting 521 OFR

The proposed building footprints of the 6 sports court buildings, and the 2 story pro-shop lounge, appear to conform with the Historic District Guidelines for the Old Fitzhugh District (maximum 5,000 SF building footprint, with 2,500 increments):

- The 6 enclosed sports court buildings have a maximum individual footprint of 3,151 SF, with significant articulation of vertical and horizontal building lines/massing along all facades.
- The proposed building footprint of the proposed welcome center/pro shop is also well below the maximum building footprints for the Old Fitzhugh District.

The proposed building designs also combine rustic materials (natural cedar and limestone facades) with pedestrian-oriented glass and metal canopy storefront elements, as well as a sloped standing seam metal roofs. The proposed dumpster structure features the same wood and limestone materials used for the primary structures. The proposed rainwater harvesting tank will be of galvanized or stainless steel construction. Staff considers that the materials shown in the conceptual plans are compatible with the Old Fitzhugh Historic District guidelines, although final material selections and colors must be submitted to the Planning Department for review prior to applying for building permits.

The sidewalks shown are favorable to pedestrian connections in the Old Fitzhugh District.

The proposed parking placement also respects the Old Fitzhugh Rd requirements to be placed behind front building line.

The applicant will be replacing all healthy protected trees are impacted by this project, per the conditions of approval of the Concept Master Plan (COA2026-005). In addition, the proposed placement of any footings for porches that will be encroaching into the inner CRZ's of preserved trees be reviewed for compliance with best practices during the site development permit stage.

* * *

Design Standards Consistency: "Old Fitzhugh Road Design and Development Standards"

Character/Vision: "Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use" – This project would meet the requirements of an appropriate and context-sensitive adaptive reuse, as well as context-sensitive infill.

Design Principles: "Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel" – the farmstead scale is being preserved. The proposed building designs incorporate a rustic yet contemporary look and feel, using wood and limestone materials that are compatible with the Historic District.

Preferred Uses: "Residential/Commercial" - This is a commercial project, which is permitted in the Old Fitzhugh District.

Site Planning & Building Placement: Staff considers that the site planning and building placement is appropriate.

Parking Arrangement: "Onsite Lots @ Rear of Property" – limited side yard parking may be allowed. Staff considers that the parking placement is consistent with the parking arrangement shown in the approved Master Concept Site Plan, which demonstrates appropriate parking placement to the sides and rear of the property.

Building Footprint / Massing / Scale: The building footprints fit the requirements for the Historic District.

Street Frontage / Articulation: "45' max, 60' max at RR 12;" – All the sport court buildings are 42' wide along the facades that are oriented toward Old Fitzhugh, which is below the 45'-0" wide maximum.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage" – Buildings feature a canopy awning along 50% of the building facades, along with an attractive storefront entrance.

Roofs: "Sloped metal roofs" – The sports courts feature sloped standing seam metal roofs.

Materials: "Wood porch structures and trim, native stone walls" – The structures incorporate wood and limestone along exterior facades.

Color Palette: "Full range of hues allowed" – Staff considers the color palette to be compatible with the Old Fitzhugh District, although final colors and material selections must be submitted to the Planning Department for approval prior to submitting for building permits.

Tree Preservation: "Replace trees over 8ft; Preserve heritage trees over 18ft" – the applicant will be replacing trees are impacted by the project, per the conditions of approval of the Concept Master Plan (COA2026-005).

Landscape Features: The landscape abutting the parking and driveway in front of the sports courts features tree replacement plantings, in compliance with the conditions of approval of the COA2026-005 Site Concept Master Plan; The entrances to the parking lots in the Site Concept Master Plan also feature vegetative screening, that appear to be compatible with the Old Fitzhugh District.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED**:
Project is guided by applicable Historic Preservation Standards and Design Guidelines.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(b) **MINIMAL ALTERATION**:

Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(c) **ORIGINAL QUALITIES PRESERVED**:
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(d) **PERIOD APPROPRIATENESS**:
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(e) **CUMULATIVE & ACQUIRED SIGNIFICANCE**:
Cumulative changes with acquired and contributing significance are recognized and respected.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP**:
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES**:
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS**:
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

☐ Compliant ☐ Non-Compliant ■ Not Applicable

(m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

■ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = " Not Eligible"**
Expedited process for small projects (cumulative costs < $10,000); must be **"No"** to all:

Building Footprint Expansion/Reduction?	Yes	■ **No**
Façade Alterations facing Public Street or ROW?	■ Yes	☐ **No**
Color Scheme Modifications?	Yes	■ **No**
Substantive/Harmful Revisions to Historic District?	☐ Yes	■ **No**

* * *

Please contact svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, Senior Planner, AICP


Subject Property #1
505 Old Fitzhugh Road
Neighbor Between both Subject Properties
515 Old Fitzhugh Road


519 Old Fitzhugh Rd
Google Street View
Subject Property #2
519 Old Fitzhugh Road


506 Old Fitzhugh Rd
300 Old Fitzhugh Rd
Google Street View
Share
South Neighbor to 505 OFR
301 Old Fitzhugh Road


SPEED HUMP
Across OFR to 519 Subject Property
430 Old Fitzhugh Road


North Neighbor to 519 OFR
543 Old Fitzhugh Road


Across OFR to 505 Subject Property
310 Old Fitzhugh Road


Across OFR to 519 Subject Property
330 Old Fitzhugh Road



Applicant Images.