



**DRIPPING SPRINGS**  
Texas

299 Mercer Street

Certificate of Appropriateness  
Review  
May 2nd, 2024

*Existing  
Conditions*



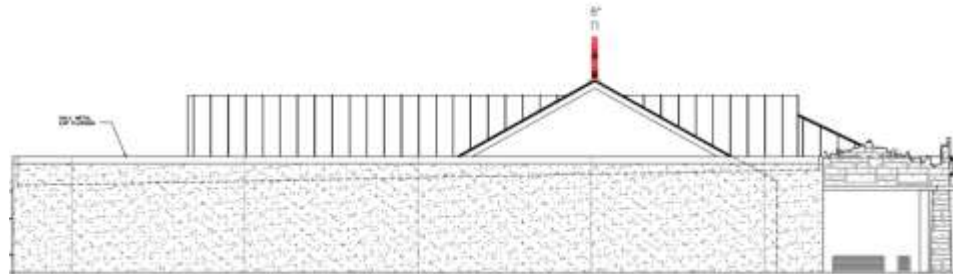
Retains rustic look with native stone and wood paneling. Possesses unique stone pillars. Sloped metal roofing and small signage at front of property.

*Applicant  
Request*

- Update, replace and install  
new signage on the building  
and property



# Architectural Details

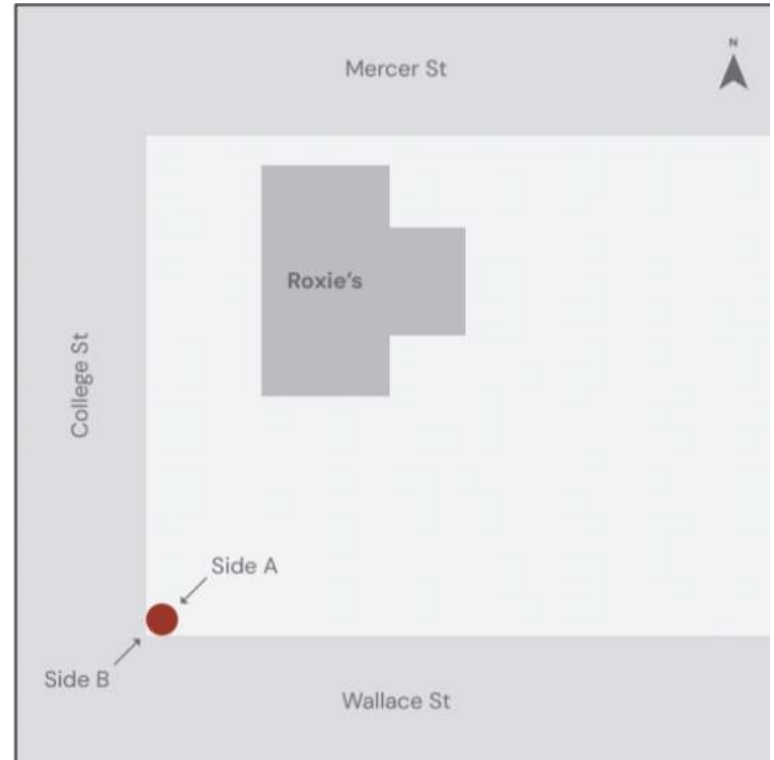


# Architectural Details

Cont:



# Proposed Site Plan




	All Districts	Mercer Street	Old Pittsburg Road	Hayes Street
<b>Character</b>				
<b>Vision</b>	<ul style="list-style-type: none"> <li>Preserve &amp; Enhance Historic Character &amp; Resources / Team 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 Focal Point</li> <li>Encourage Historic Rehabilitation, Rehab &amp; Adaptive Re-Use / Appropriate Mixed Use</li> <li>Promote Historic Main Street</li> </ul>	<ul style="list-style-type: none"> <li>Historic Small Farmsteads</li> <li>Encourage Rehabilitation / Rebuild</li> <li>Adaptive Re-Use / Appropriate Mixed Use</li> <li>Promote Recreation &amp; Landscape Project within</li> </ul>	<ul style="list-style-type: none"> <li>Historic Remnant Neighborhood</li> <li>Rehabilitate / Preserve / Restore</li> <li>Adaptive Re-Use / Appropriate Mixed Use</li> <li>Landscape / Streetscape / Tree Preservation</li> </ul>
<b>Design Principles / Guidelines &amp; Regulations</b>	<ul style="list-style-type: none"> <li>For Implementation Manual / ODC (existing criteria &amp; requirements)</li> <li>Provide Alternative Design (a new provision, code &amp; provision)</li> <li>Create Consistency of Exterior Design: Outlines (new provision)</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 Zone</li> <li>Promote 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 Public Use / Use 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 Buildings</li> <li>Allow Commercial Use @ Westward Properties @ Hay 200</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/O 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>	<ul style="list-style-type: none"> <li>Wood Use / Patios / OPR</li> <li>Retail / Commercial - RR 12</li> <li>Residential Rehab or Infill</li> </ul>	<ul style="list-style-type: none"> <li>Residential Remnant / Hay 200 St</li> <li>Retail / Commercial Mixed Use - Hay 200</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-Minor St. Heritage 0' setback</li> <li>Side: 0' setback</li> <li>Rear: 10' setback</li> </ul>	<ul style="list-style-type: none"> <li>Site Setbacks within existing Trees &amp; Landscape Features</li> <li>Front / Rear: 10' setback</li> <li>Side: 0' setback</li> </ul>	<ul style="list-style-type: none"> <li>Site Buildings Facing Local Streets @ Hay 200</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>Onsite Lots @ Rear</li> <li>Offsite / Remote Lots</li> </ul>	<ul style="list-style-type: none"> <li>Onsite Lots @ Rear of Property</li> <li>Off Street Spaces @ / Fronts desired &amp; must protect Trees</li> </ul>	<ul style="list-style-type: none"> <li>Residential Garages</li> <li>Onsite Lots @ Rear of Property</li> <li>Street Lots @ Side Yards</li> </ul>
<b>Building Footprint Massing / Scale</b>	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>ODC / Architectural Review (new requirement)</li> <li>Provide Alternative Design (new provision &amp; standard)</li> </ul>	<ul style="list-style-type: none"> <li>5,000 of max contiguous footprint</li> <li>3,000 of max existing footprints</li> <li>3.0y to 2-10.0y Height Limit</li> </ul>	<ul style="list-style-type: none"> <li>5,000 of max contiguous footprint</li> <li>3,000 of max existing footprints</li> <li>3.0y to 2-10.0y Height Limit</li> </ul>	<ul style="list-style-type: none"> <li>5,000 of max contiguous footprint</li> <li>3,000 of max existing footprints</li> <li>4-6.0 0y to 3.0y Height Limit</li> </ul>
<b>Street Frontage</b>	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>40' max storefront width or</li> <li>40' max. articulation elements</li> </ul>	<ul style="list-style-type: none"> <li>40' max. 60' max @ RR 12</li> <li>40' max. articulation elements</li> </ul>	<ul style="list-style-type: none"> <li>40' max. 60' max @ Hay 200</li> <li>40' max. articulation elements</li> </ul>
<b>Porches</b>	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Street: min. 50% of frontage</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Street: min. 50% of frontage</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Street: min. 50% of frontage</li> </ul>
<b>Roofs</b>	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Flat Porches 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 Shingles (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>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Masonry / Historic Tuff or Stone or Wood all walls: 75% min of</li> <li>Wood Frame Structures &amp; Trim</li> </ul>	<ul style="list-style-type: none"> <li>Masonry / Historic Tuff or Stone or Wood all walls: 75% min of</li> <li>Wood Frame Structures &amp; Trim</li> </ul>	<ul style="list-style-type: none"> <li>Masonry / Historic Tuff or Stone or Wood all walls: 75% min of</li> <li>Wood Frame Structures &amp; Trim</li> </ul>
<b>Color Palette</b>	<ul style="list-style-type: none"> <li>ODC Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Muted, rustic Earth Tone Pauses</li> <li>Entry Doors: full range of hues</li> </ul>	<ul style="list-style-type: none"> <li>Full Range of Hue choices - Color Palettes to be approved</li> </ul>	<ul style="list-style-type: none"> <li>Muted, rustic Earth Tone Pauses</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't)</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>ODC / Design Review (new)</li> </ul>	<ul style="list-style-type: none"> <li>Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and notable landscape features</li> </ul>	<ul style="list-style-type: none"> <li>Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and notable landscape features</li> </ul>	<ul style="list-style-type: none"> <li>Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and notable landscape features</li> </ul>





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

	All Districts	Old Fitzhugh Road
Character		
Vision	<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 Small Farmsteads</li> <li>• Eclectic Revitalization- new/old</li> <li>• Adaptive Re-Use / Appropriate Rehab Mixed Use</li> <li>• Historic Renovation &amp; Landscape Preservation</li> </ul>
Design Principles / Guidelines & Regulations	<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 Farmstead Scale &amp; Character</li> <li>• Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>• New Construction shall be compatible with surroundings</li> </ul>
Preferred Uses	<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>• Mixed-Use Rehab- OFR</li> <li>• Retail / Commercial – RR 12</li> <li>• Residential Rehab or Infill</li> </ul>
Site Planning & Building Placement	<ul style="list-style-type: none"> <li>• Site Plan Concept Review (new requirement)</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>• Sides: 5' setback</li> </ul>
Parking Arrangement	<ul style="list-style-type: none"> <li>• Site Plan Concept Review- (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Onsite Lots @ Rear of Property</li> <li>• Off Street Spaces @ Fronts (limited &amp; must protect trees)</li> </ul>
Building Footprint Massing / Scale	<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>• 5,000 sf max contiguous footprint</li> <li>• 2,500 sf max massing increments</li> <li>• 2 Story to 2-1/2 Story Height Limit</li> </ul>
Street Frontage	<ul style="list-style-type: none"> <li>• COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• 45' max; 60' max @ RR 12</li> <li>• 45' max articulation increments</li> </ul>
Porches	<ul style="list-style-type: none"> <li>• COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>• Front Porches / Awnings @ Entries- min. 60% of footage</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>• COA / Architectural Review (revised requirements)</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>
Materials	<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> </ul>
Color Palette	<ul style="list-style-type: none"> <li>• COA Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>• Full Range of Hues allowed- Color Palettes to be approved</li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>• Tree Replacement Ord.</li> <li>• Site Plan Review (new req't)</li> </ul>	<ul style="list-style-type: none"> <li>• Replace Trees over 8"</li> <li>• Preserve Heritage Trees 24" +</li> </ul>
Landscape Features	<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