

DRIPPING SPRINGS
RENTAL CENTER
858-5337



N. College St

Mercer St





TEXAS DIVISION A.A.A.

RESERVED
PARKING



VAN
ACCESSIBLE

299

Facebook









DRIPPING SPRINGS
RENTAL CENTER
(512) 858-5337
1-800-299-8262

STOP

Mercer

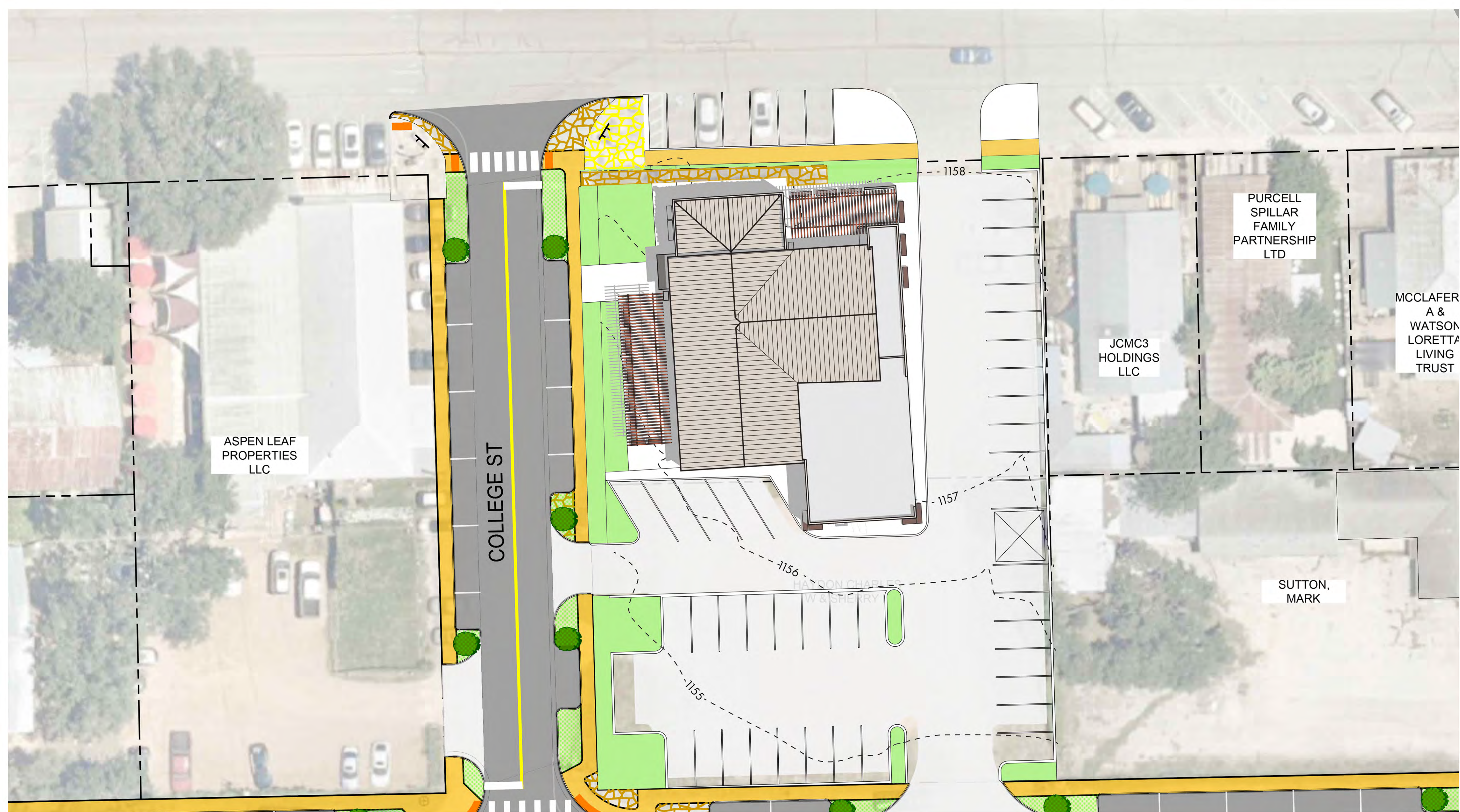
Edward Jones

WOOLSEY
DESIGN-BUILD
830-317-1717

DRIPPING SPRINGS
RENTAL CENTER
(512) 858-5337
1-800-299-8262







ASPEN LEAF
PROPERTIES
LLC

COLLEGE ST

PURCELL
SPILLAR
FAMILY
PARTNERSHIP
LTD

JCMC3
HOLDINGS
LLC

MCCLAFER
A &
WATSON
LORETTA
LIVING
TRUST

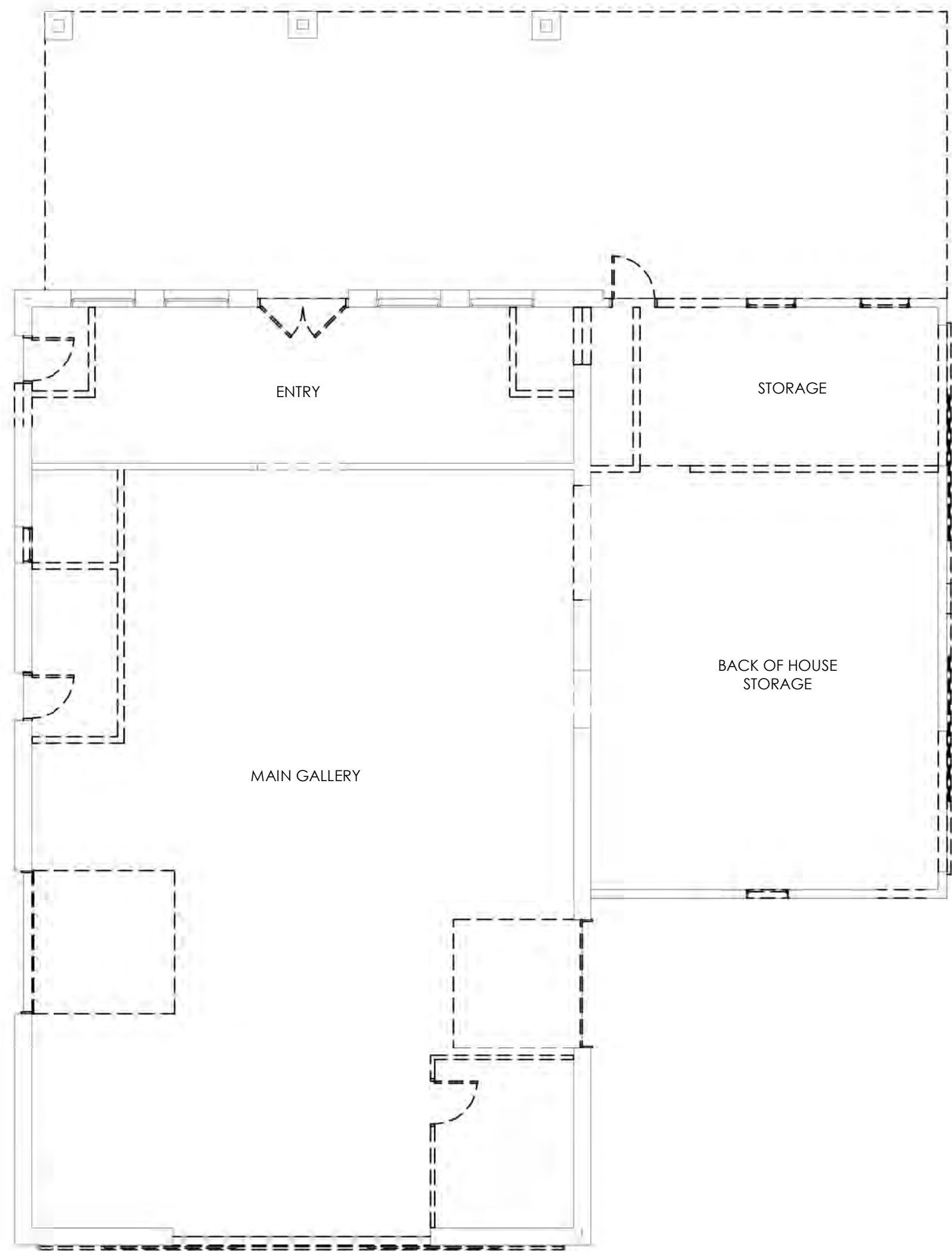
SUTTON,
MARK

HAYSON CHARLES
W & SHERRY

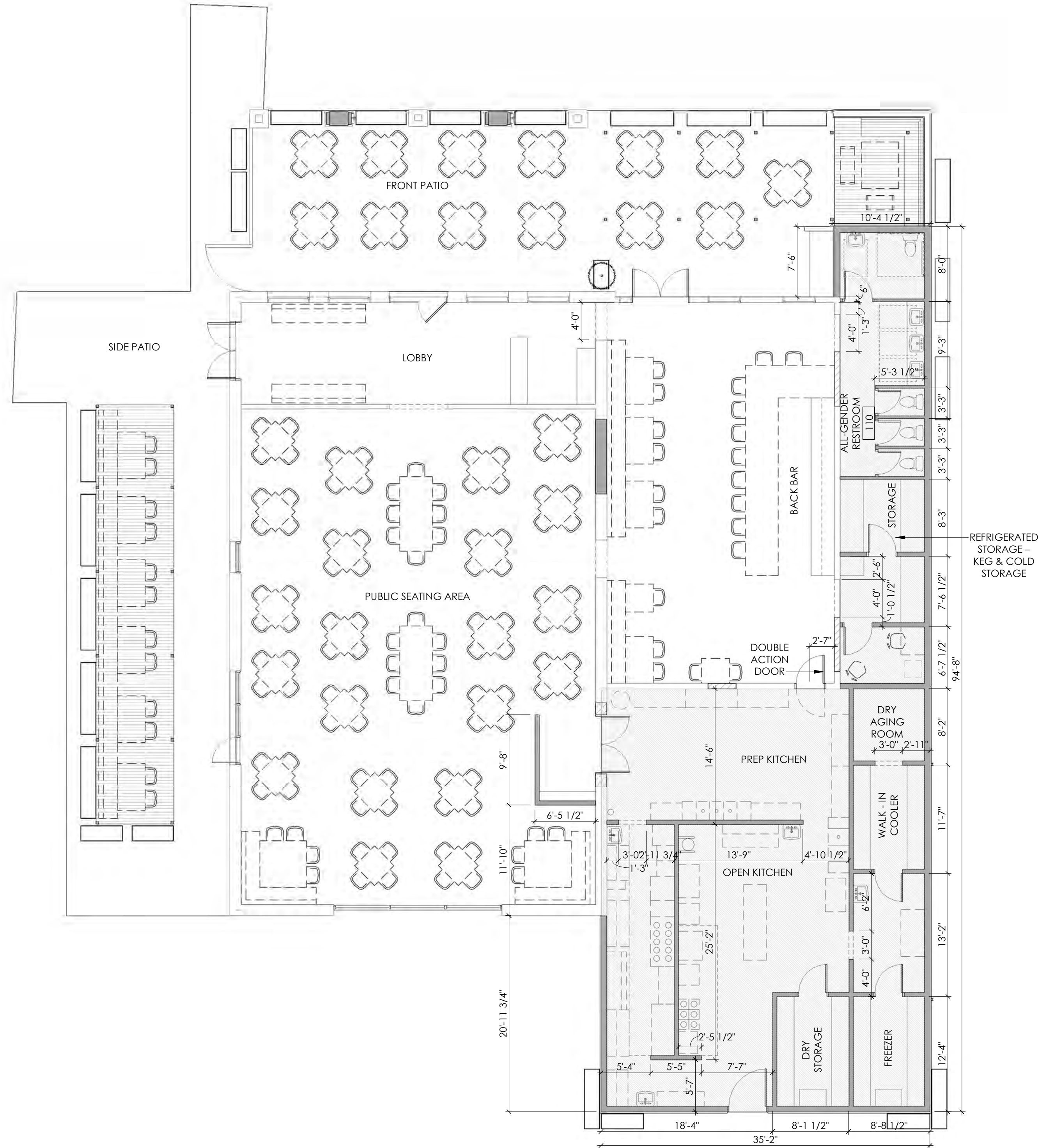
THURMAN'S

DRIPPING SPRINGS, TEXAS

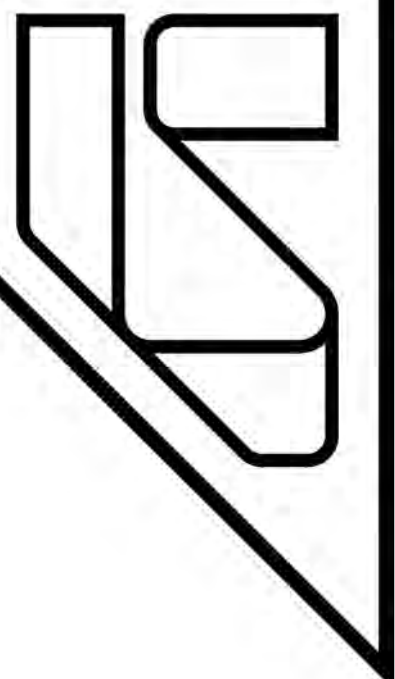


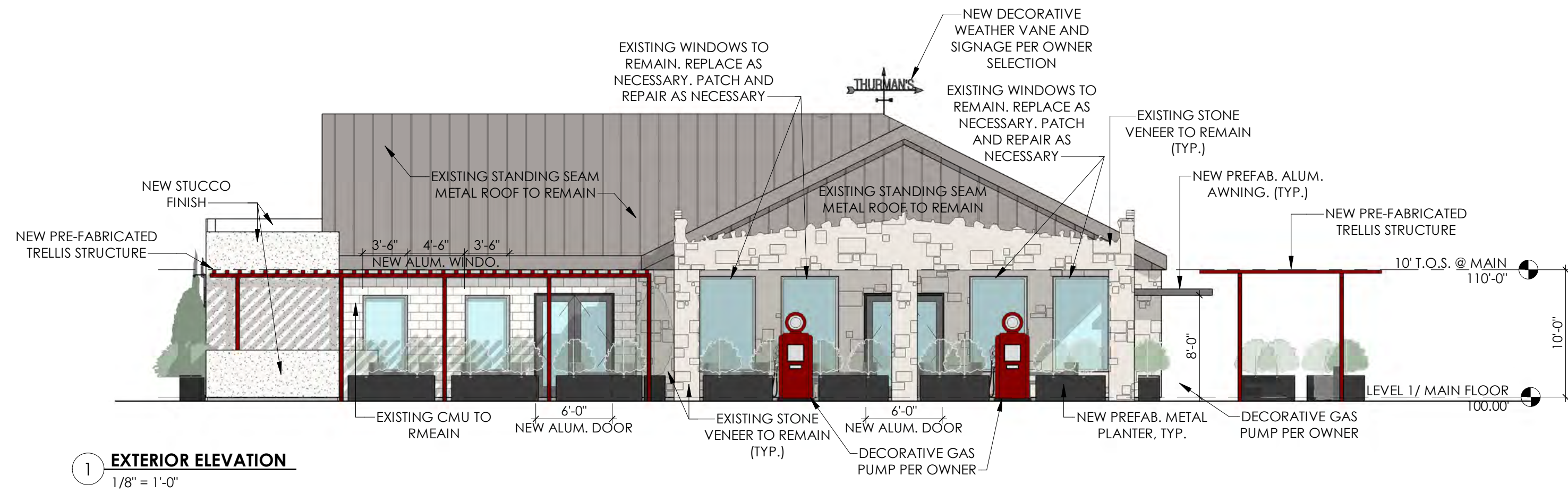


2 FLOOR PLAN - DEMO
1/8" = 1'-0"

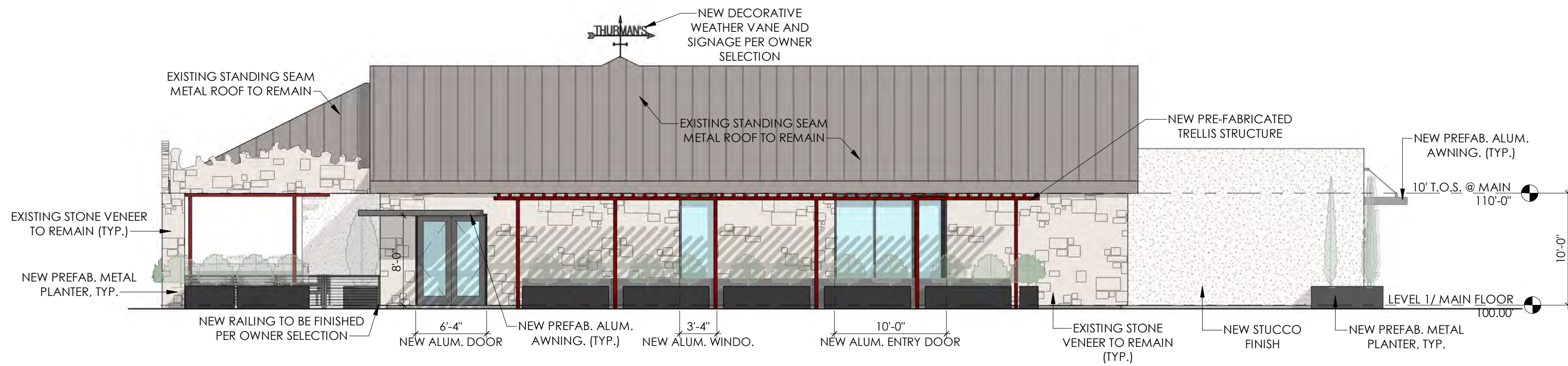


1 FLOOR PLAN
1/8" = 1'-0"

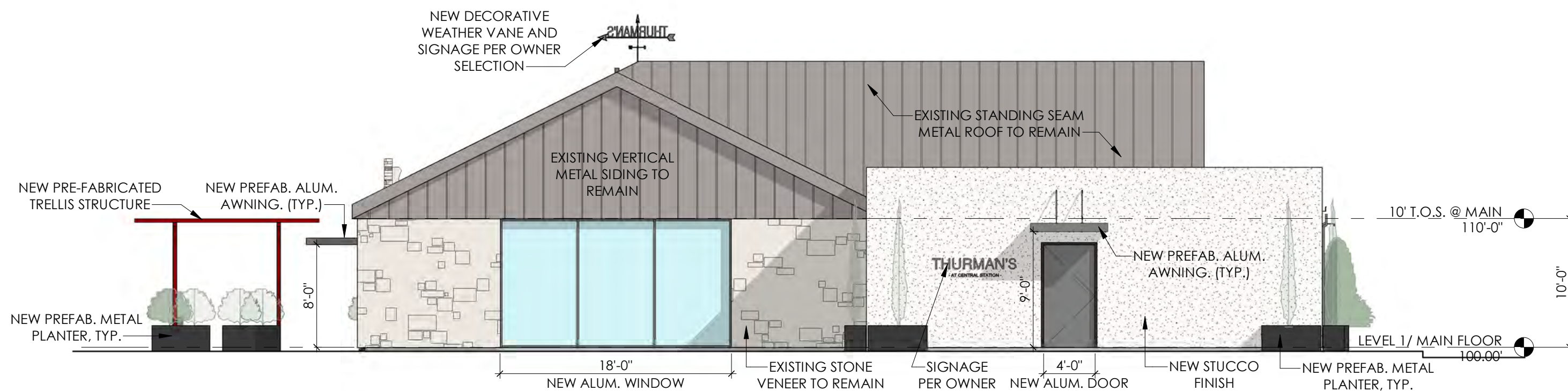




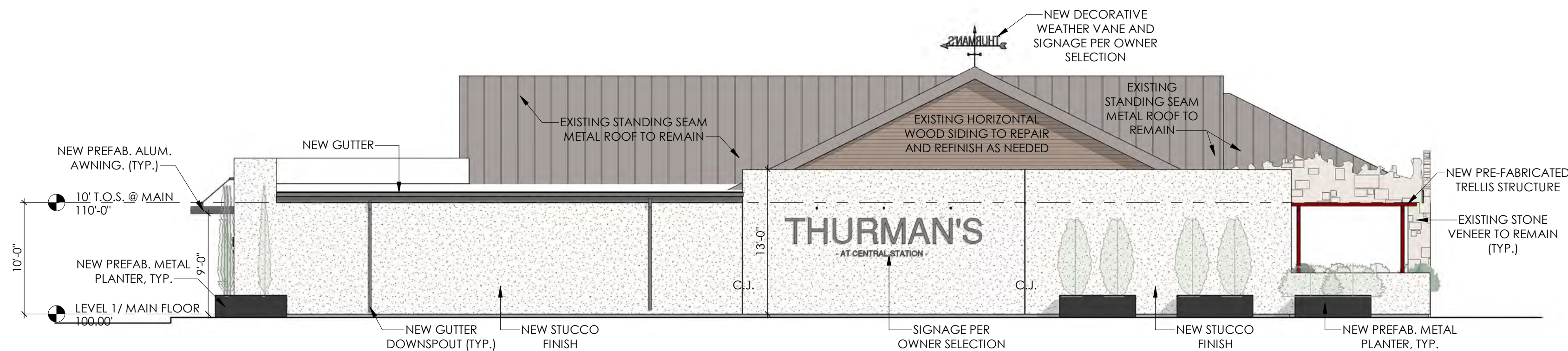
1 EXTERIOR ELEVATION
1/8" = 1'-0"



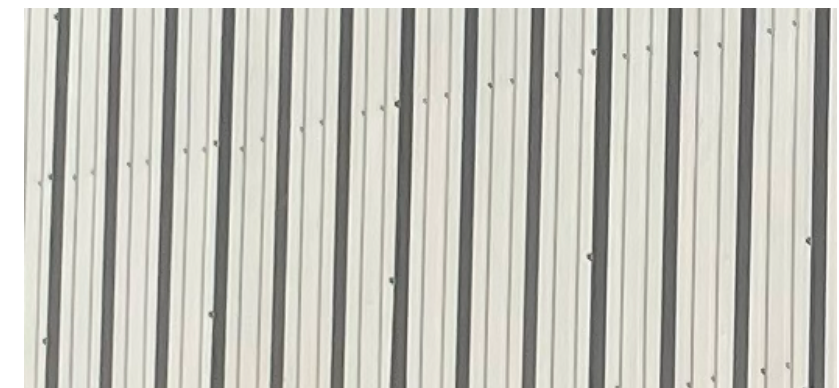
2 EXTERIOR ELEVATION
1/8" = 1'-0"



3 EXTERIOR ELEVATION
1/8" = 1'-0"



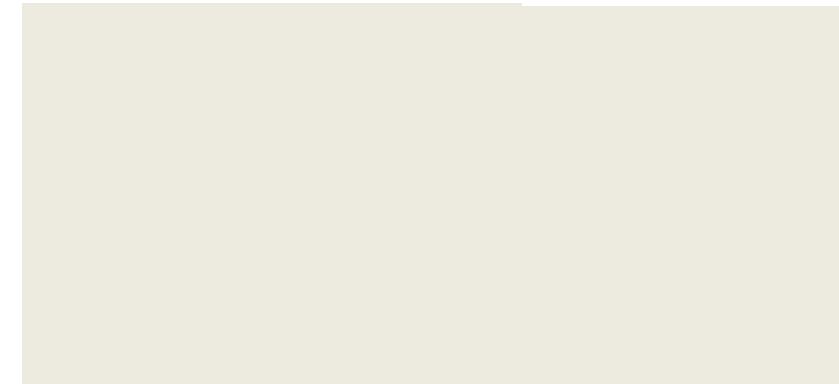
4 EXTERIOR ELEVATION
1/8" = 1'-0"



NEW ROOF MATERIAL TO MATCH EXISTING COLOR



EXISTING MASONRY TO REMAIN



PROPOSED NEW STUCCO COLOR TO COORDINATE WITH EXISTING MASONRY



PROPOSED NEW TRELLIS COLOR



PROPOSED NEW METAL PLANTERS







City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

☐ Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: KRISTIN SCHIEFFER

STREET ADDRESS: 206 S. WILD BASIN RD. BLDG A SUITE 200 AUSTIN, TX 78746

PHONE: 512.294.2218

EMAIL: [REDACTED]

PROPERTY OWNER NAME (if different than Applicant): CHARLIE HAYDON

STREET ADDRESS: 299 MERCER STREET DRIPPING SPRINGS, TEXAS

PHONE: (512) 924-7728

EMAIL: [REDACTED]

PROJECT INFORMATION

Address of Property (Structure/Site Location): 299 MERCER STREET DRIPING SPRINGS, TEXAS

Zoning Classification of Property: COMERCIAL SERVICE

Description of Proposed Use of Property/ Proposed Work: INTERIOR AND EXTERIOR REMODEL OF THE EXISTING HISTORIC BUILDING FOR USE AS A STEAKHOUSE. IMPROVEMENTS INCLUDE INTERIOR RENOVATIONS, BUILDING SYSTEM UPGRADES, AND NEW SIGNAGE. SITE IMPROVEMENTS WILL SUPPORT THE PROPOSED RESTAURANT USE.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: THE HISTORIC CHARACTER OF THE BUILDING WILL BE PRESERVED. NEW WORK WILL BE COMPATIBLE WITH THE EXISTING ARCHITECTURE AND HISTORIC FEATURES. THE PROJECT WILL COMPLY WITH ALL APPLICABLE HISTORIC PRESERVATION AND ZONING REQUIREMENTS.

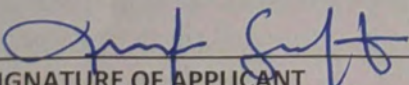
Estimated Cost of Proposed Work: \$1 MILLION

Intended Start Date of Work: SEP 1ST 2026
SEP 1ST 2026

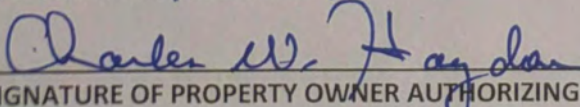
Intended Completion Date of Work: MAY 1ST 2027
MAY 1ST 2027

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
☐	☒ X	Current photograph of the property and adjacent properties (view from street/right-of-way)
☐	☒ X	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
☐	☒ X	Elevation drawings/sketches of the proposed changes to the structure/site
☐	☐	Samples of materials to be used
☐	☐	Color chips of the colors which will be used on the structure (<i>if applicable</i>)
☐	☐	Sign Permit Application (<i>if applicable</i>)
☐	☐	Building Permit Application (<i>if applicable</i>)
☐	☐	Application for alternative exterior design standards and approach (<i>if applicable</i>)
☐	☐	Supplemental Design Information (<i>as applicable</i>)
☐	☒ X	Billing Contact Form
☐	☐	Proof of Ownership-Tax Certificate or Deed



SIGNATURE OF APPLICANT



SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

07.22.2026

Date

7-22-2026

Date

*****TO BE FILLED OUT BY CITY STAFF*****

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): _____

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

Received on/by: _____

Project Number: _____ - _____
Only filled out by staff



BILLING CONTACT FORM

Project Name: THURMAN'S

Project Address: 299 MERCER STREET DRIPPINGS, TEXAS

Project Applicant Name: KRISTIN SCHIEFFER

Billing Contact Information

Name: SILVER GARZA

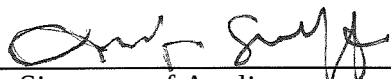
Mailing Address: P.O BOX 311 DRIFTWOOD, TX 78619

Email: [REDACTED] Phone Number: (512) 9178899

Type of Project/Application (check all that apply):

- | | |
|--|--|
| ☐ Alternative Standard | ☐ Special Exception |
| ☒ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☐ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☐ Variance |
| ☐ Lighting Plan | ☐ Zoning |
| ☐ Site Development Permit | ☐ Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


Signature of Applicant

07.22.2026
Date