



**To: Historic Preservation Commission**  
**From: Sara Varvarigos, AICP – Senior Planner**  
**Date: June 4, 2026**  
**RE: Coordination of Draft Historic Preservation Ordinance Revision with 2040 Dripping Springs Comprehensive Plan**

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## **I. Overview**

The City has developed a draft revision of Ord. Ch.30, Exhibit A, Section 4, Division 2 (Historic Preservation) and 3 (Historic Districts), which has been informed by a workshop with the Historic Preservation Commission on April 2, 2026 and May 7, 2026. Proposed updates to the ordinance include:

- 4.2.5 Historic Preservation Definitions Added
- 4.2.6 Enforcement: Additional information on the consequences of violating Ord. Ch.30, Exhibit A, Section 4, Division 2 (Historic Preservation) and 3 (Historic Districts), (refer to sections 4.2.6 and 4.3.10; this now includes the loss of eligibility for Historic Preservation Incentives listed in Resolution No.2015-26, Attachment A).
- 4.2.13 COA Requirement & Expiration:
  - a. Distinguishing between an Administrative COA and an HPC Approval
  - b. Paragraph added to subsection 4.2.13, to state that a predevelopment meeting with the Planning Department is required prior to submitting an application for a COA
  - c. Clarifying period of COAs validity
- 4.2.15 COA Application Requirements and Process
  - a. Paragraph added to subsection 4.2.6, to state that dead, dying, or diseased Heritage Trees do not require a waiver from the DRC prior to their removal (however proof of the tree’s status must be provided to City prior to removal).
- Development of Ordinance subsections 4.3.5, 4.3.6, and 4.3.7, with the goal of defining the unique “Purpose, Preferred/Prohibited Uses & Design Standards” for Mercer, Old Fitzhugh, and Hays Historic Overlay Districts.
- During the workshop on April 2, 2026, and May 7, 2026, the HPC was invited to provide input on potential land use distinctions within each Historic District. The HPC proposed a unique list of permitted uses for each of the Mercer, Old Fitzhugh, and Hays Historic Overlay Districts, in the context of:
  - a. developing subsections 4.3.5, 4.3.6, and 4.3.7, of the Historic District Ordinance and
  - b. refining Ord. Ch.30, Exhibit E – Zoning Use Regulations (Charts), which currently contains one designated list of permitted land uses under a single Historic Overlay heading - “HO”.

- c. Staff incorporated input on the Historic Overlay uses into a draft version of three distinct overlay tables that would differentiate the Land Uses that are permitted by right in those districts.
- d. Staff also integrated a list of preferred permitted uses into subsections 4.3.5, 4.3.6, and 4.3.7 of the revised Ordinance may help define the unique mix of land uses that will be permitted in the Mercer, Old Fitzhugh, and Hays Historic Overlay Districts moving forward.

During the May 7, 2026 Workshop, the Historic Preservation Commission also provided input about the Place Types assigned to the Historic Districts in Chapter 3, the Land Use Chapter, of the Draft 2040 Comprehensive Plan.

- The HPC suggested updates to the proposed mix of Place Types assigned to the Mercer, Old Fitzhugh, and Hays Historic Overlay Districts on the 2040 FLUM Map.
- Staff made updates to the proposed FLUM Place Type assignments for further review by the HPC: <https://experience.arcgis.com/experience/a3c1a78bad1f424d929dbdfe1ffe4bb4/>

The proposed updates outlined in this staff memorandum are intended to enhance the overall clarity, coordination, and cohesiveness of the City's Ordinance, while also refining the 2040 Dripping Springs Comprehensive Plan, which is set to be adopted by the Fall of 2026.