



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 3, 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 Master Concept Site Plan application, COA2026-005 (refer to Attachment 1). The scope of this COA includes a Master Concept Site Plan for:

- **A Restaurant to be located at 505 Old Fitzhugh (would require partial demolition of existing building(s) at this location)**
- **A Pro Shop Retail Store to be located at 519 Old Fitzhugh**
- **6 Racket Sports Facilities to be located behind 519 Old Fitzhugh**
- **A Spa with dipping pools to be located behind 505 Old Fitzhugh**
- **18 Casitas to be located behind 505 Old Fitzhugh**
- **Sidewalks**

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- **Parking**

Review Summary, General Findings: “Approval with Conditions”

General Compliance Determination- **Compliant** ☒ **Non-Compliant** ☐ **N/A**

Staff Recommendations / Conditions of Approval:

Staff recommends approval of COA2026-005 Master Site Plan Concept with conditions.

Conditions of approval:

- a. The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.
- b. The Applicant will submit individual COA applications for each proposed building/land use on the site. Any proposed building demolition will require the applicant to consult with the City’s legal department regarding legal agreements, prior to submitting COA application to HPC for approval.
- c. The Applicant will conform with all City Ordinance requirements relating to Tree Preservation and Mitigation (all healthy standard trees 8”-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved). More specifically, the applicants will replace the following trees on site:
 - 1. ID #102, 14 inch Live Oak
 - 2. ID #2583, 16 inch Live Oak
 - 3. ID #2618, 12 inch Live Oak
 - 4. ID #2619, 12 inch Live Oak
 - 5. ID #2633, 17 inch Cedar Elm
 - 6. ID #2701, 11 inch Live Oak
 - 7. ID #2702, 12 inch Live Oak
 - 8. ID #2703, 10 inch Live Oak
 - 9. ID #2705, 11 inch Live Oak
 - 14. ID #2788, 14 inch Twin Live Oak
 - 15. ID #2789, 16 inch Live Oak

Staff is recommending that the proposed placement of any footings for porches that will be encroaching into the inner CRZ’s of the below list trees be reviewed for compliance with best practices during the site development permit stage. The applicant will also monitor the following list of trees for 2 years after the work is completed on site, and replace them if they die.

- 1. ID #95, 14 inch Live Oak
- 2. ID #501, 12 inch Cedar Elm
- 3. ID #2617, 15 inch Live Oak

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4. ID #2771, 14 inch Live Oak
 5. ID #2772, 12 inch Live Oak
- d. The Applicant will submit a Site Development Permit application that substantially conforms to the COA Master Concept Site Plan and individual COA applications.

Case History / Findings of Fact:

On July 2, 2026, the D&A Companies team solicited feedback on the preliminary “Old Fitz Concept Plan” during a Historic Preservation Commission Workshop. 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
- A Court Werks Enclosed Racket Sports Facilities to be located behind 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

Following this meeting, staff instructed the applicant to apply for individual COA applications for the proposed project, as follows:

1. Master overall concept site plan
2. COA application for 505 OFR (Smokehouse restaurant)
3. COA application for 519 OFR (Pro Retail Shop)
4. COA application for Court Werx
5. COA application for The Springs Bathhouse Health Club Spa
6. COA application for the Casitas at the Springs Boutique Hotel

The applicant has submitted the COA permit for item number one (1) in the above list as the first step in the overall COA permit process. Staff finds that the building placements, footprints, parking, and sidewalks are in compliance with Historic District Guidelines.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

505 & 519 Old Fitzhugh

“Historic Resource Priority Rating” and “Historic District Contribution Status”:

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

Project Overview:

The applicant has indicated that the Master Concept Site Plan will be completed in a single phase.

The building footprints for the buildings below appear to conform with the Historic District Guidelines for the Old Fitzhugh District (maximum 5,000 SF building footprint, with 2,500 increments):

- Restaurant to be located at 505 Old Fitzhugh
- Pro Shop Retail Store to be located at 519 Old Fitzhugh
- 6 Racket Sports Facilities to be located behind 519 Old Fitzhugh
- Spa to be located behind 505 Old Fitzhugh
- 18 Casitas to be located behind 505 Old Fitzhugh

The building footprints for the buildings below 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:

505 Fitzhugh Road

- 25-ft front setback
- 25-ft rear setback
- 25-ft side setback

519 Old Fitzhugh Road

- 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 sidewalks shown on the Master Concept Site Plan are favorable to pedestrian connections in the Old Fitzhugh District.

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

The applicant provided a Tree Preservation and Mitigation report prepared by a certified Arborist as part of the COA application. Per the report, 68 trees on the site have advanced Oak Wilt and are recommended for removal. There are 50 healthy heritage trees that will be preserved. The arborist tree report also identifies 15 standard trees on site that are to be removed:

1. ID #102, 14 inch Live Oak
2. ID #2583, 16 inch Live Oak
3. ID #2618, 12 inch Live Oak

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4. ID #2619, 12 inch Live Oak
5. ID #2633, 17 inch Cedar Elm
6. ID #2701, 11 inch Live Oak
7. ID #2702, 12 inch Live Oak
8. ID #2703, 10 inch Live Oak
9. ID #2705, 11 inch Live Oak
10. ID #2766, 10 inch China Berry
11. ID #2768, 9 inch Hackberry
12. ID #2769, 9 inch Hackberry
13. ID #2770, 9 inch Hackberry
14. ID #2788, 14 inch Twin Live Oak
15. ID #2789, 16 inch Live Oak

However, of these, only the Live Oaks, Twin Live Oak, and Cedar Elm trees are protected trees; the China Berry and Hackberry trees are not protected trees. The City of Dripping Springs Tree preservation and Historic District Ordinance requires the replacement of protected trees with a DBH of 8" to 17.99". Therefore, the applicant will be required to replace the highlighted list of trees above.

In addition, the Tree Preservation and Mitigation report identifies 5 standard trees that will have their inner Critical Root Zones (CRZ) impacted by the development. The report is proposing to monitor these trees for two years and replace them if damaged.

1. ID #95, 14 inch Live Oak
2. ID #501, 12 inch Cedar Elm
3. ID #2617, 15 inch Live Oak
4. ID #2771, 14 inch Live Oak
5. ID #2772, 12 inch Live Oak

Staff is recommending that the proposed placement of any footings for porches that will be encroaching into the inner CRZ's of the above 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 rustic look in feel design principle will be evaluated at the individual COA application stage.

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

Site Planning & Building Placement: Staff considers that there Master Concept Site Plan demonstrates appropriate site planning & building placement.

Parking Arrangement: “Onsite Lots @ Rear of Property” – limited side yard parking may be allowed. Staff considers that there Master Concept Site Plan 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;” – Confirm that all the building are at or below 45’-0” wide. – N/A- to be reviewed in future COA building applications

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” – N/A- to be reviewed in future COA building applications.

Roofs: “Sloped metal roofs” – N/A – N/A- to be reviewed in future COA building applications.

Materials: “Wood porch structures and trim, native stone walls” – N/A- to be reviewed in future COA building applications

Color Palette: “Full range of hues allowed” – N/A- to be reviewed in future COA building applications

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 18ft” – no trees are impacted by these updates.

Landscape Features: The entrances to the parking lots feature vegetative screening, and 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.

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☐ 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:**

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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

* * *

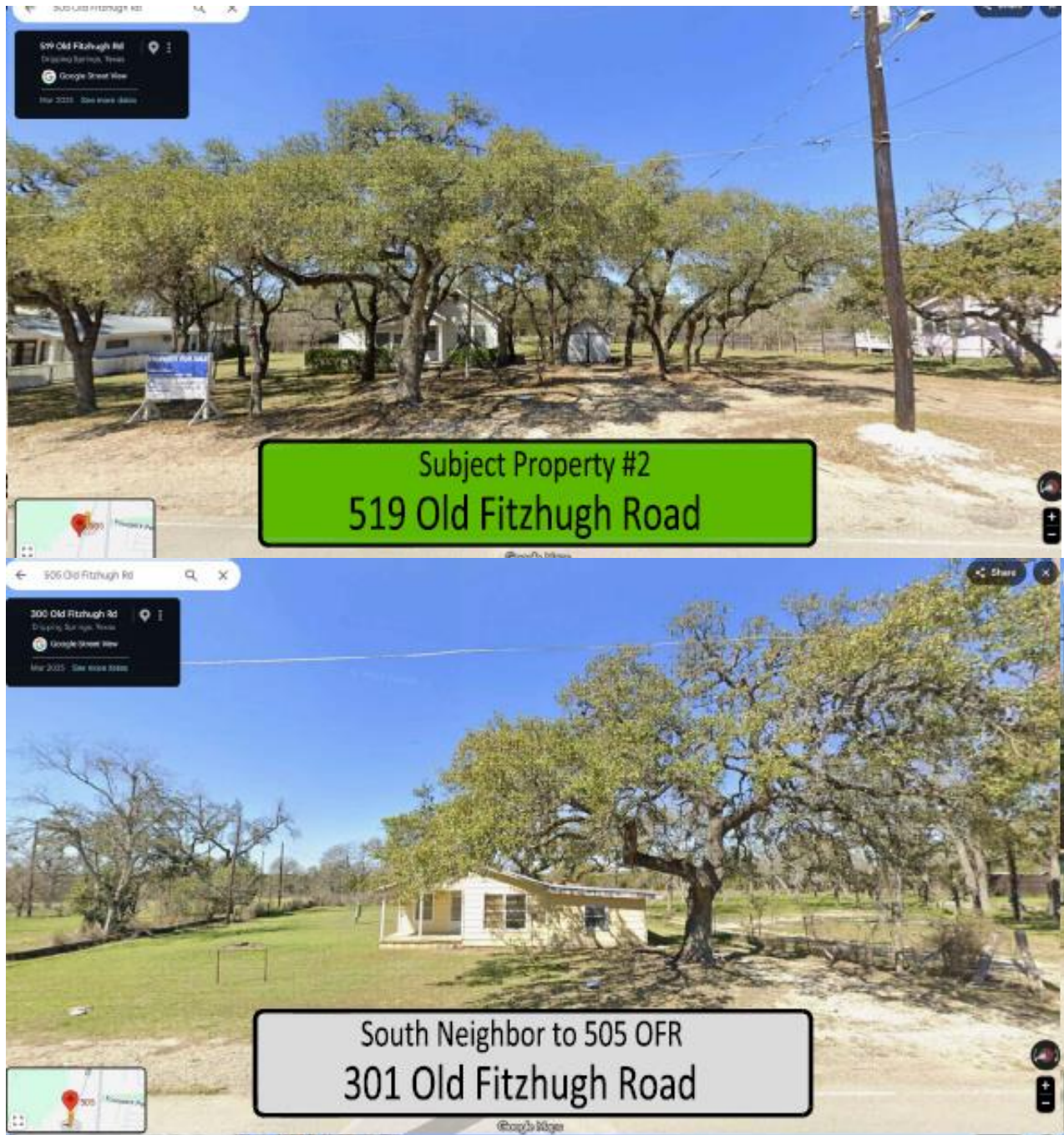
Please contact svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, Senior Planner, AICP

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Applicant Images.

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