



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 3, 2026**

Project: **28485 Ranch Road 12, Dripping Springs, TX 78620 (Ziggi's Café)**

Applicant: **Alex Gabrielides & Rena Gabrielides**

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

Base Zoning: **CS**

Current Use: **Commercial (Ziggi's Café)**

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 revision of a previous application, COA2025-005, which was approved at the August 7, 2025, HPC meeting. The scope of this COA included the construction of a 2,950 square foot Postal Facility and Coffee Shop, with an outdoor seating area, and a parking lot.

This revised submittal includes a rainwater harvesting tank, a shade structure, and a wall bordering Old Fitzhugh Rd and a portion of the parking lot (refer to Attachment 1).

Review Summary, General Findings: "Approval with Conditions"

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

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Staff Recommendations / Conditions of Approval:

Staff recommends approval of the revised COA2025-005 request with conditions.

Conditions of approval:

- a. A natural/native stone veneer or layer similar to the stone used for the landscape beds along the OFR building elevation be added over the existing CMU block wall.

Case History / Findings of Fact:

On July 14, 2026, the Planning Department conducted an inspection of the property located at 28485 RR12 to determine compliance with the COA2025-005 permit, which included approved building elevations, paint colors and a site plan (refer to Attachment 2). All building elevations and paint colors were found to be compliant with the plans in the approved COA. However, the Planning Department identified 3 major discrepancies with the approved COA permit site plan during the inspection.

1. A PVC rainwater harvesting tank that is located on the RR12 elevation. Although the PVC rainwater harvesting tank was previously approved in the Civil Plans submitted for Site development Permit 2025-001 in May of 2025, it was omitted from the COA2025-005 application site plans that were submitted for HPC review on August 7, 2025.
2. Posts for a shade structure located in the front yard of the OFR elevation. The shade structure was omitted from the COA2025-005 application site plans submitted for HPC review on August 7, 2025.
3. A low concrete block wall along the perimeter of the OFR elevation. The low concrete block wall was omitted from the revised COA2025-005 application site plans submitted for HPC review on August 7, 2025.

There were also some minor differences observed in the pedestrian amenities in the front yard along OFR (3 children's play structures) and the pedestrian amenities shown on the site plan approved by the HPC on August 7, 2025 (12 dining tables). However, the applicants stated that they were planning to add several sets of tables and chairs to the front yard.

The "COA and Exterior Design Final Inspection" for Permit 2025-1134 was conditionally approved, subject to the applicants providing a revised COA2025-005 submittal for HPC review on or before September 3, 2026, which would include the following items:

1. A painted design for the rainwater harvesting tank
2. A shade structure design, including post and fabric information
3. A refined design for the low concrete block wall along the Old Fitzhugh Rd (OFR) elevation. Staff recommended that the refined design include a masonry, or stone type of finish that is compatible with the stone landscaping beds along the OFR elevation, and the "rustic farmhouse" esthetic of the Old Fitzhugh District.

On July 29, 2026, the applicant requested an expedited administrative approval of the post and shade structure along the Old Fitzhugh Road property elevation, as they wished to provide shade to junior patrons using the playscape during their soft opening. The City of Dripping Springs approved this expedited request administratively on July 29, 2026.

On August 4, 2026, the applicant submitted an updated application for COA2025-005, which includes:

1. A painted design for the PVC rainwater harvesting tank (refer to Attachment 1).
2. The design for the post and shade structure that was previously approved by staff on July 29, 2026, via an expedited administrative review to support the business's soft launch opening.
3. A concrete block wall design along the Old Fitzhugh Rd elevation.

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CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

28485 Ranch Road 12

Historic District Contribution Status: "Non-Contributing."

Historic Resource "Priority Rating:" N/A

Project Overview: **28485 Ranch Road 12**

The applicant is requesting approval of an updated application for COA2025-005, which includes:

1. A painted design for the PVC rainwater harvesting tank. This painted design complements the artwork found in the applicant's sign and shop (refer to Attachment 1).
 - a. Staff recommends approval of this painted design, as it aligns with the business's artwork, as shown on its signage, and on the walls inside of the shop. In addition, all colors are permitted in the Old Fitzhugh historic district, as this adds to the eclectic character of the district.
2. The design for the post and shade structure that was previously approved by staff on July 29, 2026, via an expedited administrative review to support the business's soft launch opening.
 - a. This design was previously administratively approved by staff on 7/29/2026. No additional action or approval from HPC is required for this item.
3. A concrete block wall design along the Old Fitzhugh Rd elevation and between the playscape area and the parking lot.
 - a. Staff considers the wall an important safety feature that will prevent young patrons from wandering away from the playscape area.
 - b. The Old Fitzhugh guidelines aim to preserve and uphold a "rustic farmhouse" esthetic, and require the use of native stone and wood materials.

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- c. Staff considers that the design of the concrete block wall has an industrial and engineered appearance, which is not compatible with the Old Fitzhugh district guidelines.
- d. Staff recommends that a natural/native stone veneer or layer be added over the existing CMU blocks.
- e. Staff considers that this type of finish would be most compatible and appropriate with the historic district guidelines, which uphold a rustic esthetic with native/natural stone, or wood finishes.
- f. There is no need to demolish the current concrete block fence, as a stone veneer or layer can be mortared/attached to the existing CMU blocks.

* * *

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” - The proposed painted design for the rainwater harvesting tank is compatible with the eclectic character of OFR.

Design Principles: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” – The addition of a stone veneer to the concrete block wall, which is similar to the stone used for the landscape beds along OFR, will promote a rustic look and feel.

Preferred Uses: “Residential/Commercial” - This is a commercial project.

Site Planning & Building Placement: The rainwater harvesting tank is placed at the right corner of the building elevation along RR12, while the wall is placed along a portion of the playscape bordering the OFR elevation and the parking lot. These placements are appropriate.

Parking Arrangement: “Onsite Lots @ Rear of Property” - The parking lot was previously approved on August 6, 2025, and no changes are requested.

Building Footprint / Massing / Scale: The building was previously approved on August 6, 2025, and no changes are requested.

Street Frontage / Articulation: “45’ max, 60’ max at RR 12;” - The building is 35’-0” wide. The building was previously approved on August 6, 2025, and no changes are requested.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” - The porch was previously approved on August 6, 2025, and no changes are requested.

Roofs: “Sloped metal roofs” – The sloped metal roof was previously approved on August 6, 2025, and no changes are requested.

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Materials: “Wood porch structures and trim, native stone walls” – The addition of a stone veneer to the concrete block wall, which is similar to the stone used for the landscape beds along OFR, will promote a compatible material selection for this wall.

Color Palette: “Full range of hues allowed” – the color palette of the proposed rainwater harvesting design complements the eclectic use of color in the neighborhood.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 24ft” – no trees are impacted by these updates.

Landscape Features: The addition of a stone veneer to the concrete block wall, which is similar to the stone used for the landscape beds along OFR, will promote a rustic look and feel for this landscape feature.

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

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- (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

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28485 Ranch Road 12: “Current Condition, view from RR 12”. Staff Image, 2026.

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28485 Ranch Road 12: “Current Condition, view from OFR”. Applicant Image, 2026.

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