



DRIPPING SPRINGS
Texas

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: D&A Companies

Mailing Address: 135 West 26th Street, Suite 11C, New York, NY 10001

Phone Number: 646-483-4742 **Email Address:** james@dacompanies.com

Name of Owner (if different than Applicant):

Mailing Address:

Phone Number:

Address of Property Where Structure/Site Located: 505 & 519 Old Fitzhugh Road
Dripping Springs, Tx 78620

District Located or Landmark: ☐ Mercer Street ☒ Old Fitzhugh Road ☐ Hays Street
☐ Individual Landmark (Not in an Historic District)

Zoning Classification of Property: Local Retail & General Retail

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Retail, Hotel, Restaurant, Health Club, Enclosed Racket Sports

Description of Proposed Work: COA Application #1 - Master Concept Site Plan

Smokehouse Restaurant to be located at 505 Old Fitzhugh, Pro Shop & Merchandise Sales at 519 Old Fitzhugh, Court Werks - Enclosed Racket Sports Facilities, The Springs bathhouse and Wellness spa, Casitas at the Springs - Boutique Hotel.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

Rustic aesthetic of the Old Fitzhugh District, Native Stone, Wood, Metal Roofs,

Stained and Painted colors of Natural Tones

Estimated Cost of Proposed Work: \$10M (\$1.3M Sitework)

Intended Starting Date of Proposed Work: 3/1/2027

Intended Completion Date of Proposed Work: Roughly 18 Months - 9/1/2028
(Sitework - 6 Months - 9/1/2027)

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

☒ Current photograph of the property and adjacent properties (view from street/right-of-way)

☒ 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

☐ Elevation drawings/sketches of the proposed changes to the structure/site
To be submitted in future applications for buildings.

☐ Samples of materials to be used
To be submitted in future applications.

☐ Color chips of the colors which will be used on the structure (if applicable)
To be submitted in future applications.

☐ Sign Permit Application (if applicable)
To be submitted in future applications.

☐ Building Permit Application (if applicable)
To be submitted in future applications.

☐ Application for alternative exterior design standards and approach (if applicable)
To be submitted in future applications.

☒ Supplemental Design Information (as applicable)
Arbor report, Tree Inventory


Signature of Applicant

James McCormick

Signature of Property Owner Authorizing the Proposed Work

8/21/26

Date

8/21/26

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.

505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application

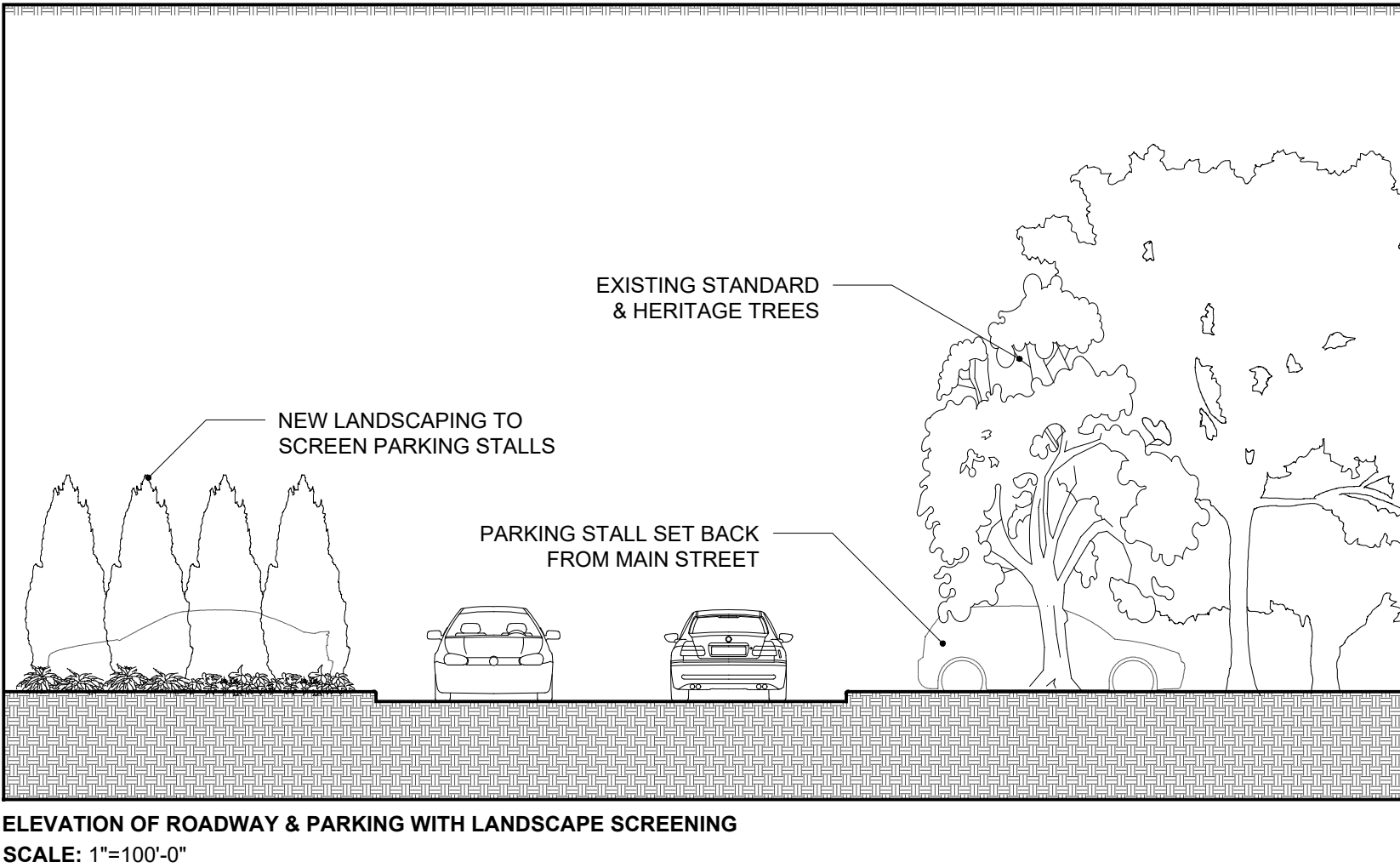
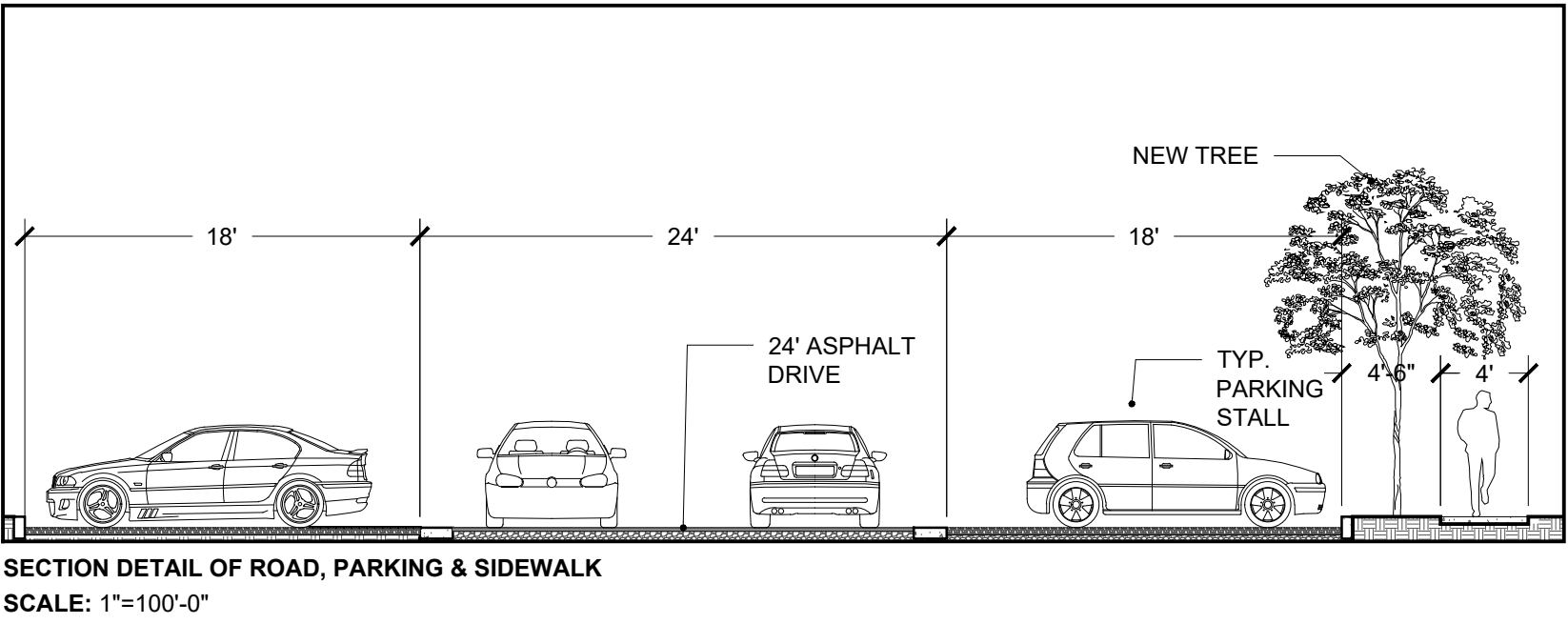


ADDRESS	ACREAGE
505 OLD FITZHUGH ROAD	7.29 AC
519 OLD FITZHUGH ROAD	2.99 AC
TOTAL	10.28 AC

USE CATEGORY	AREA / UNITS	PARKING RATIO	SPACES
RESTAURANT	2,500 SF (DINING), 2,719 SF (BACK-OF-HOUSE)	1 PER 100 SF DINING	25
COURTS	6 COURTS @ 2,500 SF / COURT (15,000 SF TOTAL)	6 PER COURT	36
PRO SHOP	1,500 SF	1 PER 200 SF	8
CASITAS	18 UNITS @ 400 SF / UNIT (7,200 SF TOTAL)	1 PER UNIT	18
SPA & WELLNESS	2,345 SF	1 PER 150 SF	16
POOL & DECK	4,349 SF	1 PER 100 SF	43
TOTAL AREA	31,264 SF		
TOTAL PARKING REQUIRED			146
TOTAL PROVIDED ON SITE			147

PLAN NOTES

- A DANCE HALL WILL NOT BE INCLUDED IN THE RESTAURANT.
- THE 8 EXISTING WASTEWATER LUE'S ASSIGNED TO THIS PROPERTY WILL BE USED FOR THE KITCHEN OF THE RESTAURANT. THE REMAINING WASTEWATER LUE'S NEEDED WILL BE PROVIDED BY ON-SITE SEPTIC FIELDS.
- ANY PROPOSED ENCRROACHMENT INTO UTILITY EASEMENTS WILL REQUIRE APPROVAL OF THE ENCRROACHMENT BY THE OWNER OF THE UTILITY EASMENT WHEN A SITE DEVELOPMENT PERMIT IS APPLIED FOR.
- THE DEVELOPMENT SHOWN ON THE SITE CONCEPT PLAN WILL BE COMPLETED IN ONE PHASE.
- SIDEWALKS WILL BE CONCRETE TO MATCH EXISTING TRAIL IN HERITAGE HOMES SUBDIVISION. DIMENSIONS AS NOTED ON SECTION DETAIL.



505 & 519 OLD
FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT SITE
CONCEPT PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"