

Herron Design Studio

a r c h i t e c t u r e

101 Hays Street, Suite 409 Dripping Springs, TX 78620 512.858.9889

August 03, 2026

Ms. Sara Varvarigos

Sara,

Thank you for spending the time to physically come out to Ziggi's Café in the the heat and review the exterior design for compliance with the COA documents that were approved last July. It has been a long but rewarding journey and the owners hope to open very soon.

In response to your printed comments, dated July 15, 2026, I am submitting this document and others for consideration by the HPC at their September meeting seeking approval for the site elements noted during your inspection and listed in your review.

The submittal contains a Site Map showing the landscaped area fronting OFR and the rain-water collection tank located on the Ranch Road 12 side of the building. On the map are notes and photo place indicators that correspond to the images included in the submittal so that you can orient yourself to the location where the picture was taken. Also included in the submittal are images of the sailcloth colors and a color sketch demonstrating the rain-water collection tank graphics that are being proposed.

Concerning the structure design for the sailcloth supports, the 3" square steel posts are buried 36" into the ground and entombed in a concrete footing approximately 12" in diameter. This will be sufficient to hold the light-weight sailcloth and the pressures applied to the sailcloth from stretching tension and wind loading.

The CMU low walls are deemed complete as constructed. They were built as physical barriers to keep young toddlers playing in the playground area from being attracted to and "toddling" into the parking lot or the street where cars are moving about and also promote air-flow at the kiddo level and visual interest with "whimsy and eclecticism" from OFR and the parking lot serving double-duty as a safety device and creating a "fun" visual element.

The color sketch of the proposed graphics to be applied to the rain-water collection tank on the east side of the building fronting Ranch Road 12 is an exterior extension of the graphics painted on the interior walls of the Café. They will be either painted on or applied to the tank with high-performance vinyl stickers whichever is deemed to have more weather and sunlight resistance and last the longest. We are requesting approval for the graphics, however we would also like approval for the latitude for when the graphics are to be applied to the tank. We truly believe that the trees and bushes planted on that side of the building in the landscape bed in combination with the 6 foot tall privacy fence on the north property line will effectively screen the tan colored tank from being a visual distraction from either an aesthetic or driving safety standpoint. The photos in the submittal show this well, I feel. The tank graphics are certainly fun and may bring attention to the tank and the Café that would outweigh the cost of execution but we feel being mandated to install them within a specific time-frame is not warranted considering the tank was approved as-is in the Site Development Permit process and the landscape will considerably screen the tank from view.

We really appreciate your and the HPC's efforts to make OFR a fun and visually interesting destination in Dripping Springs and the work that yall put into your responsibilities as representatives of the historic interests of our town.

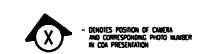
Sincerely,



Kevin Herron

Texas Registered Architect #16060



[illegible]

SCALE : 1/8" = 1'-0"











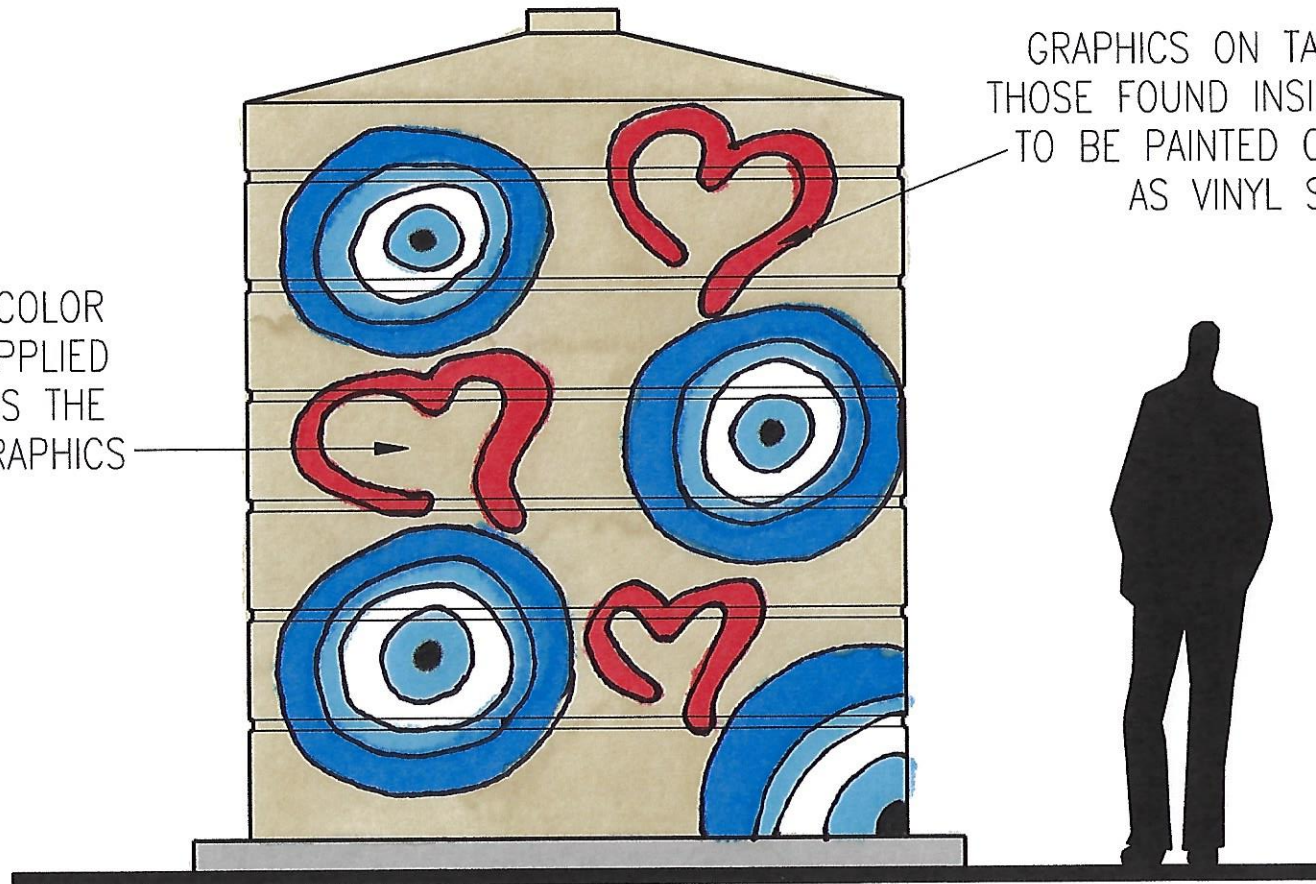






TAN/LIGHT BROWN COLOR
OF TANK IS MFR. APPLIED
AND WILL REMAIN AS THE
BASE COLOR FOR GRAPHICS
APPLICATION

GRAPHICS ON TANK TO MATCH
THOSE FOUND INSIDE ZIGGI'S CAFE
TO BE PAINTED ON OR APPLIED
AS VINYL STICKERS



7'-3" DIAMETER FIBERGLASS
RAIN-WATER COLLECTION TANK
ON 4" H. CONCRETE PAD







ZIGGI'S  CAFE