To: **Historic Preservation Commission**
From: **Sara Varvarigos, AICP – Senior Planner**
Date: **October 1, 2026**
RE: **Historic District Design Guidelines Update**

I. Historic District Design Guidelines

The Planning Department has developed an updated version of the Historic District Guidelines, which combines the guidance outlined in the *City of Dripping Springs Implementation Manual*, which was adopted in 2007, as well as the *Vision Statement and Implementation Standards and Guidelines for Historic Districts*, which was adopted in 2015.

Staff developed these updated Design Guidelines for Historic District and Historic Landmark property owners, managers, development professionals, and the Historic Preservation Commission (HPC). The goal of the updated document is to provide streamlined and user-friendly guidance on best practices for ordinary maintenance and cleaning, application processes for property updates requiring a Certificate of Appropriateness and/or other permits, as well as design standards for each Historic District. The updated guidelines are meant to be a user-friendly and streamlined version of the two previously adopted documents, which combined, total 115 pages, whereas the updated guidelines document is only 61 pages.

The updated document contains visual support elements that illustrate the design standards being communicated for each district, namely:

- Paint color palettes
- Lighting
- Building height
- Building width
- Building footprint
- Yard setbacks
- Building orientation
- Building façade materials
- Porches
- Roofs
- Parking and sidewalks
- Landscaping, fencing, and tree preservation
- Rainwater harvesting tanks
- Signs
- Dumpster enclosure/trash receptacle

II. Next Steps and Staff Recommendation

Staff suggests that the HPC recommend adoption of the updated Historic District Guidelines by the City Council.