DRIPPING SPRINGS
Texas

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Patrick Fox

Mailing Address: 3868 Bell Springs Road, Dripping Springs, TX 78620

Phone Number: 214.435.2403 **Email Address:** patfox@shortmanus.com

Name of Owner (if different than Applicant): Patrick Fox

Mailing Address: 3868 Bell Springs Road, Dripping Springs, TX 78620

Phone Number: 214.435.2403

Address of Property Where Structure/Site Located: 101 College Street 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: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance): restaurant and bar on first floor / business lease spaces on second floor

Description of Proposed Work: installation of pre-fabricated PVC fencing behind public sidewalks adjacent to public parking spaces on north and east sides of building. replacement for wrought-iron fencing shown in approved site plan

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

Color (white) of new fencing and shape of pickets / ballusters to match those of railings on building. Character to match the sample photo of use on a historical home

Estimated Cost of Proposed Work: $16,000.00

Intended Starting Date of Proposed Work: As soon as approved - opening in October

Intended Completion Date of Proposed Work: 1 week from start date

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 – approved site plan

☐ Elevation drawings/sketches of the proposed changes to the structure/site

☑ Samples of materials to be used sample photo of product

☑ Color chips of the colors which will be used on the structure (if applicable) moulded white PVC

☐ Sign Permit Application (if applicable)

☐ Building Permit Application (if applicable)

☐ Application for alternative exterior design standards and approach (if applicable)

☐ Supplemental Design Information (as applicable)

Signature of Applicant — **Date** 9/21/26

Signature of Property Owner Authorizing the Proposed Work — **Date** 9/21/26

**********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:**_____

_____

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_____

_____ _____

Signature of Historic Preservation Officer **Date**

Date Considered by Historic Preservation Commission (if required):_____

☐ **Approved** ☐ **Denied**

☐ **Approved with the following Modifications:**_____

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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:**_____

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Planning & Zoning Commission Decision Appealed by Applicant: ☐ **Yes** ☐ **No**

Date Appeal Considered by City Council (if required):_____

☐ **Approved** ☐ **Denied**

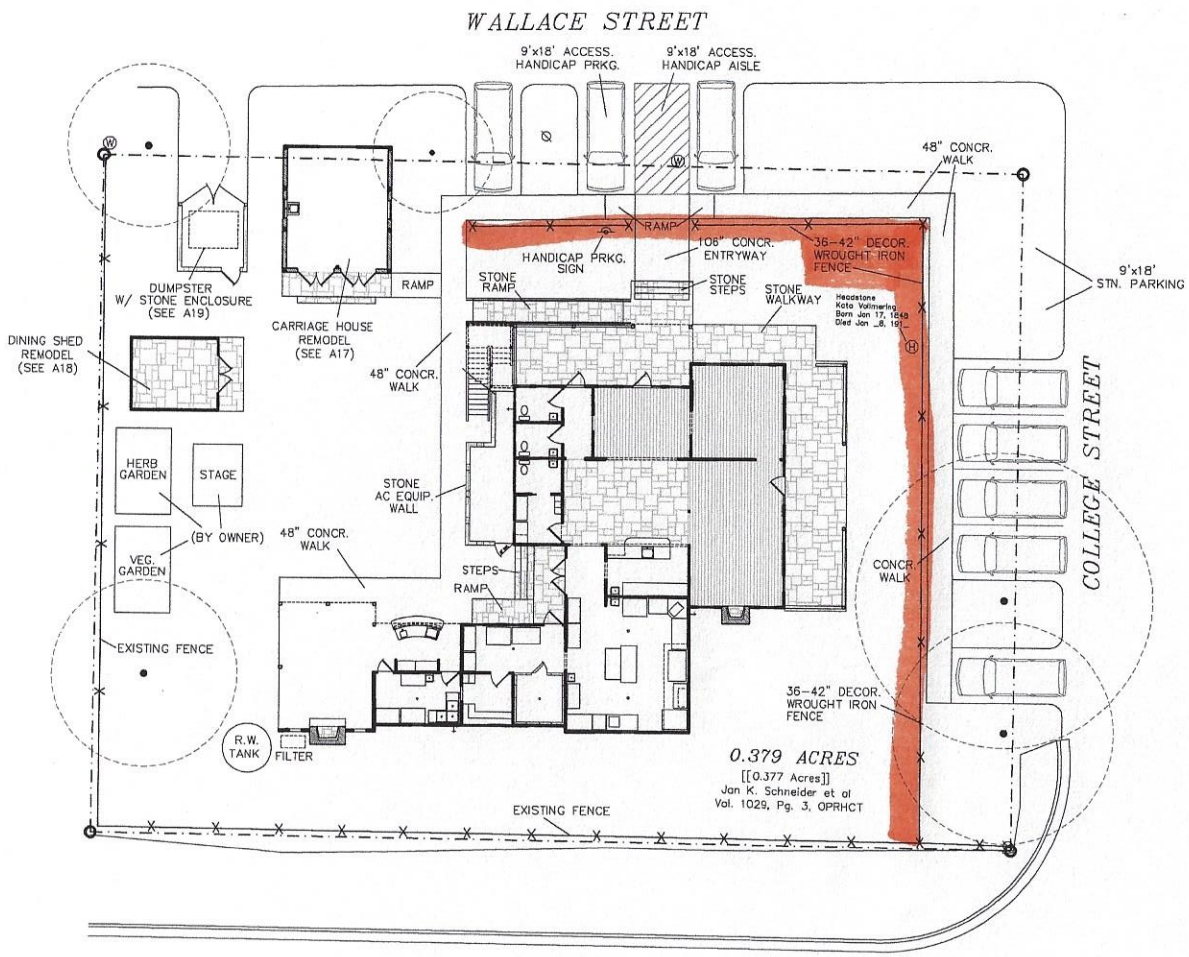
☐ **Approved with the following Modifications:**_____

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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.



ARCHITECTURAL SITE PLAN
SCALE : 1/8" = 1'-0"

LUMEN COMPLIANCE ANALYSIS	
BUILDING SITE TOTAL SQUARE FOOTAGE	16,506 SQ. FT.
MAIN STRUCTURE COVERED FOOTPRINT	3,592 SQ. FT.
CARRIAGE HOUSE COVERED FOOTPRINT	378 SQ. FT.
DINING SHED COVERED FOOTPRINT	172 SQ. FT.
TOTAL COVERED FOOTPRINT	4,142 SQ. FT.
BUILDING SITE UNCOVERED AREA	12,364 SQ. FT.

PARKING SPACES	
STANDARD 9'x18' PARKING SPACES	7
ACCESSIBLE 9'x18' PARKING SPACES	1
9'x18' ACCESS AISLE	1

ARCHITECTURAL SITE PLAN NOTES
REFER TO THE CIVIL ENGINEERING DRAWINGS FOR FINAL SITE PLAN AND DETAILS. ARCHITECTURAL SITE PLAN PROVIDED FOR SCHEMATIC PURPOSES ONLY.

A New Restaurant at Short Mama's
101 College Street
Dripping Springs, Texas 78620

Herron Design Studio
architecture
101 Hays Street, Suite 409
Dripping Springs, Texas 78620
512.858.9889

REVISIONS
05.15.25 ISSUED FOR CONSTRUCTION

FOX 2405
JULY 28, 2025
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