

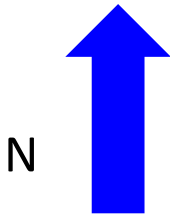


DRIPPING SPRINGS
Texas

602 Old Fitzhugh Rd New Construction

Certificate of Appropriateness Review
January 8, 2026

Site View (Existing)



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*Existing
Conditions*



- Western View from OFR
- The property at 602 Old Fitzhugh Rd is currently occupied by a 1 story bungalow in a traditional minimal style. Features shutters, 6/6 windows, clapboard siding, exposed rafter tails, asphalt shingles.
 - Built ca. 1940 & moved to current location ca. 1960.
 - This is a high preservation priority building.

*Existing
Conditions*



East-facing View from RR 12

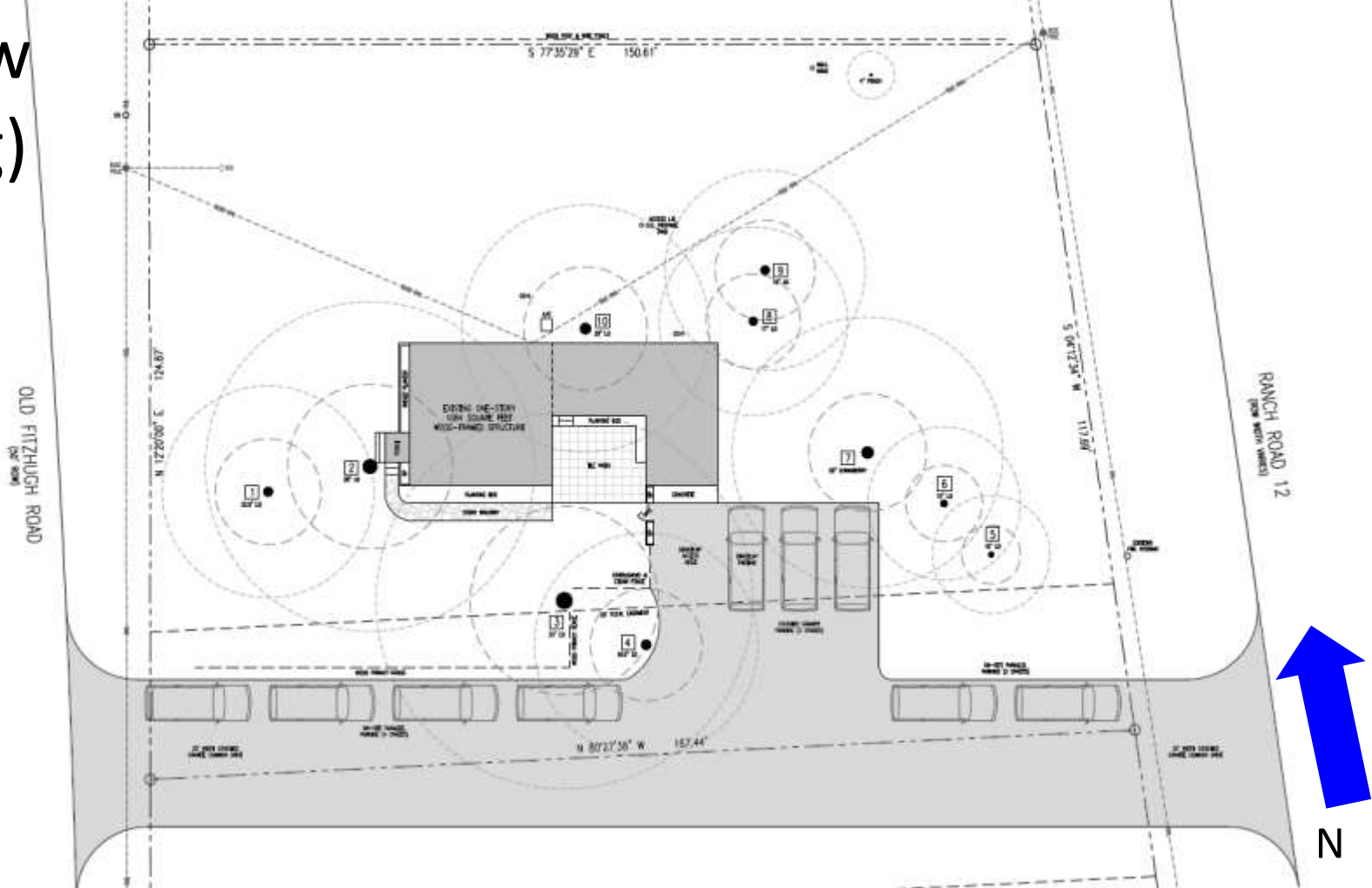
- The lot spans from Ranch Road 12 west to Old Fitzhugh Road.
- The rear elevation of the building features a building addition with same exposed rafter tail pattern as the front elevation.

The applicant has requested a Certificate of Appropriateness to construct a new building housing a tenant-occupied office space, a new parking lot, walkways, and sidewalk.

*Applicant
Request*

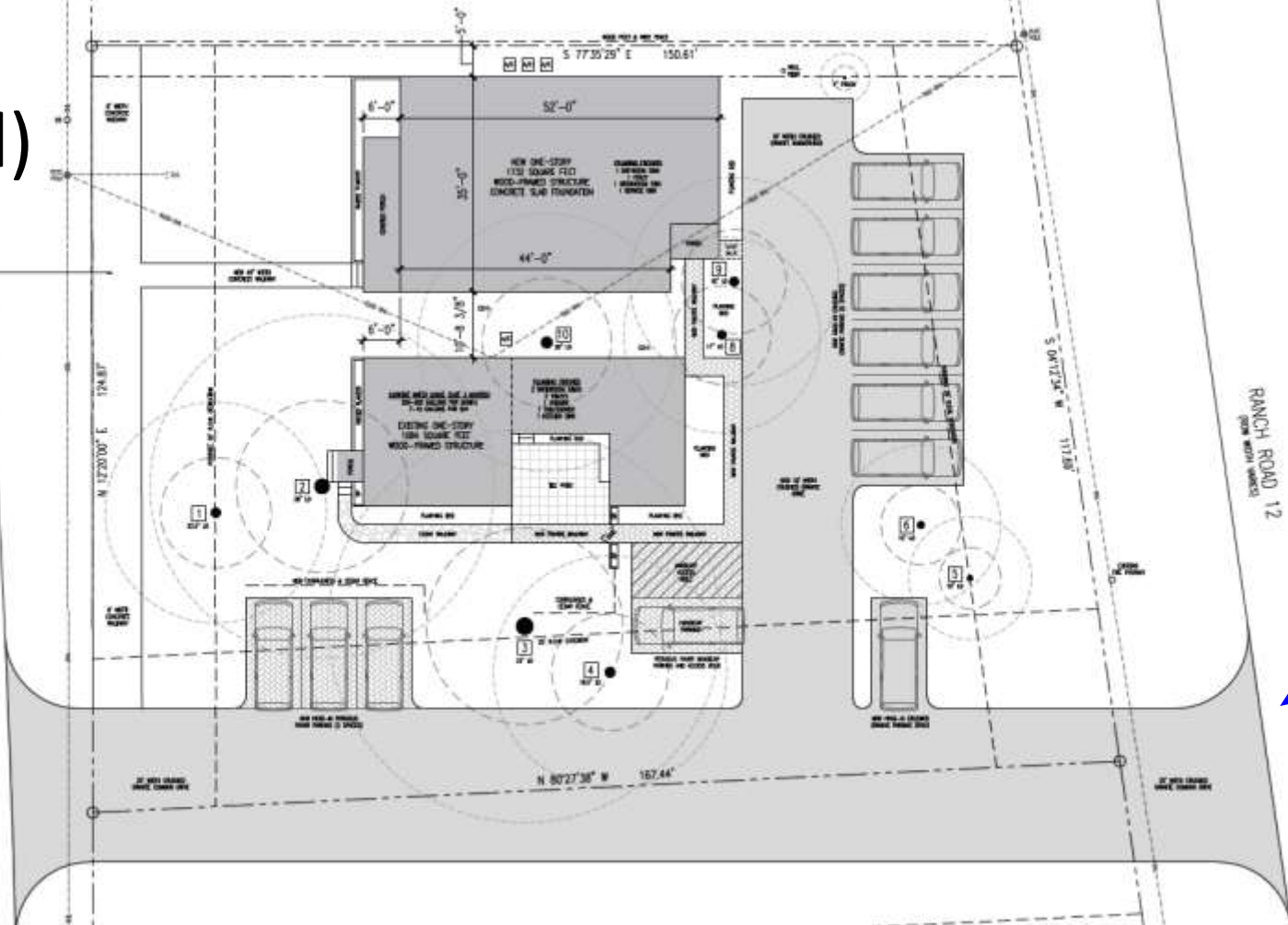


Site View (Existing)



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Site View (Proposed)



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Proposed & Existing Buildings



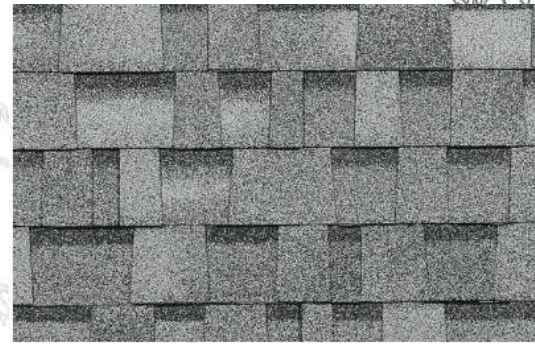
PROPOSED OFR STREET ELEVATION

SCALE: 1/4" = 1'-0"



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Proposed & Existing Buildings



WEATHERED GRAY COMPOSITION ROOFING SHINGLES



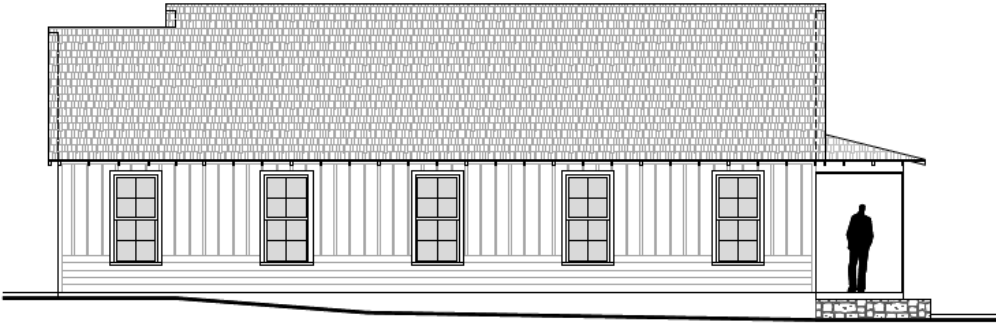
EXISTING ONE-STORY
1084 SQUARE FEET
WOOD-FRAMED STRUCTURE



PROPOSED OFF STREET ELEVATION

SCALE: 1/4" = 1'-0"

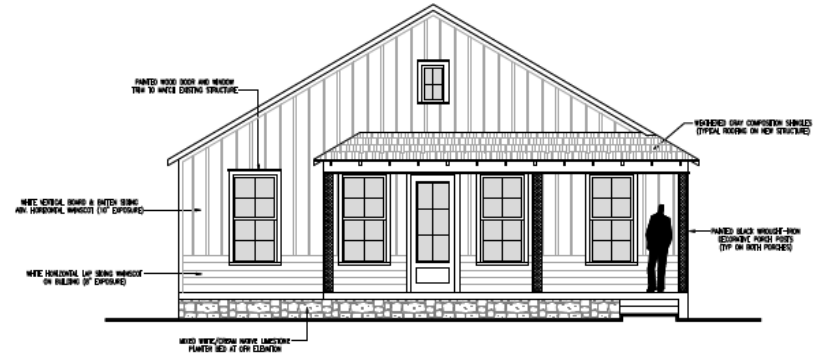
Proposed Building



PROPOSED LEFT ELEVATION

FACED NORTH - RECREATION WOODSHOP

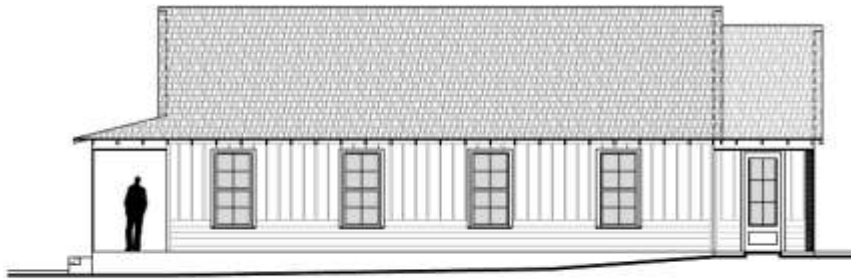
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

FACED WEST - OLD KITCHEN ROAD

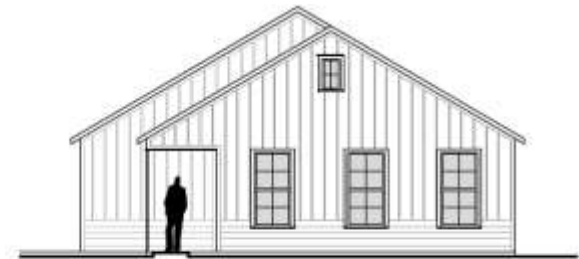
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

FACED SOUTH - EXISTING STRUCTURE ON PROPERTY

SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

FACED EAST - PINEY ROAD 13

SCALE: 1/4" = 1'-0"



DRIPPING SPRINGS
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City of Dripping Springs Design & Development Standards

Staff

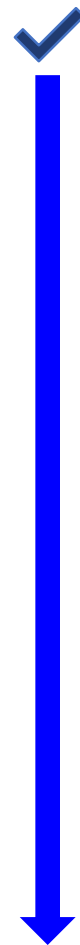
Recommendation:

Approval with
conditions

Review
Findings



	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> Preserve & Enhance Historic Character & Resources / Town Heritage Encourage Revitalization Foster & Ensure Complementary New Uses 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> Per Implementation Manual / COA (existing criteria & requirements) Provide Alternative Design (a new provision, route & process) Create Consistency w/ Exterior Design Ordinance (new provisions) 	<ul style="list-style-type: none"> Protect Historic Farmstead Scale & Character Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties New Construction shall be compatible with surroundings
Preferred Uses	<ul style="list-style-type: none"> Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement) 	<ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10' setback Sides: 5' setback
Parking Arrangement	<ul style="list-style-type: none"> Site Plan Concept Review- (new requirement) 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees)
Building Footprint Massing / Scale	<ul style="list-style-type: none"> Site Plan Concept Review COA / Architectural Review (new requirement) Provide Alternative Design (new provision & process) 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 45' max; 60' max @ RR 12 45' max. articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage
Roofs	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish)
Materials	<ul style="list-style-type: none"> COA / Architectural Review (revised requirements) 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved
Tree Preservation	<ul style="list-style-type: none"> Tree Replacement Ord. Site Plan Review (new req'mt) 	<ul style="list-style-type: none"> Replace Trees over 8" Preserve Heritage Trees 24" +
Landscape Features	<ul style="list-style-type: none"> Site Plan Concept Review COA / Design Review (new) 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



Staff Recommendation: **Approval with conditions**

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District.

Conditions of Approval:

1. Root invigoration for Tree #10 must be completed prior to the start of construction activities.
2. Apply semi-annual, phosphate-free fertilization for two years to maintain adequate nutrient levels and promote recovery.
3. All pruning shall be performed by a Certified Arborist
4. Provide consistent supplemental watering during construction equivalent to 2 inches of rainfall every three weeks or as additional watering as needed during summer months to maintain proper soil moisture.
5. Submit Certified Arborist health reports at the end of Year 1 and Year 2 documenting Tree #10, 8, and 9's condition and any recommended follow-up treatments (or replacement, if needed).



Commission Options

1. Approve as submitted.
2. Approval with conditions. (staff recommendation)
3. Deny as submitted.
4. Postpone the decision.