



# DRIPPING SPRINGS

Texas

602 Old Fitzhugh Rd  
New Construction

Certificate of Appropriateness Review  
January 8, 2026

# Site View (Existing)



## 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.

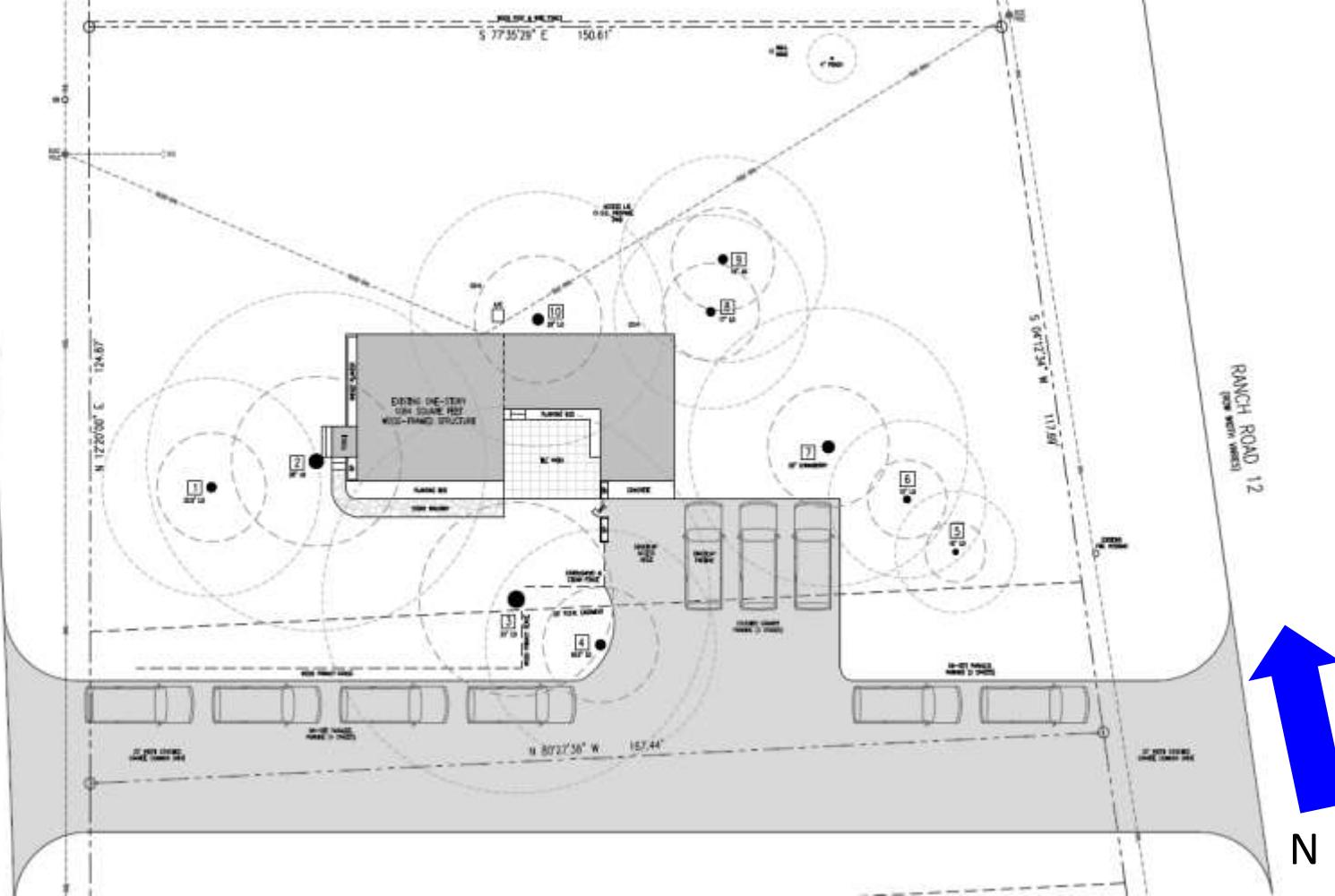
## *Applicant Request*

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.



# Site View (Existing)

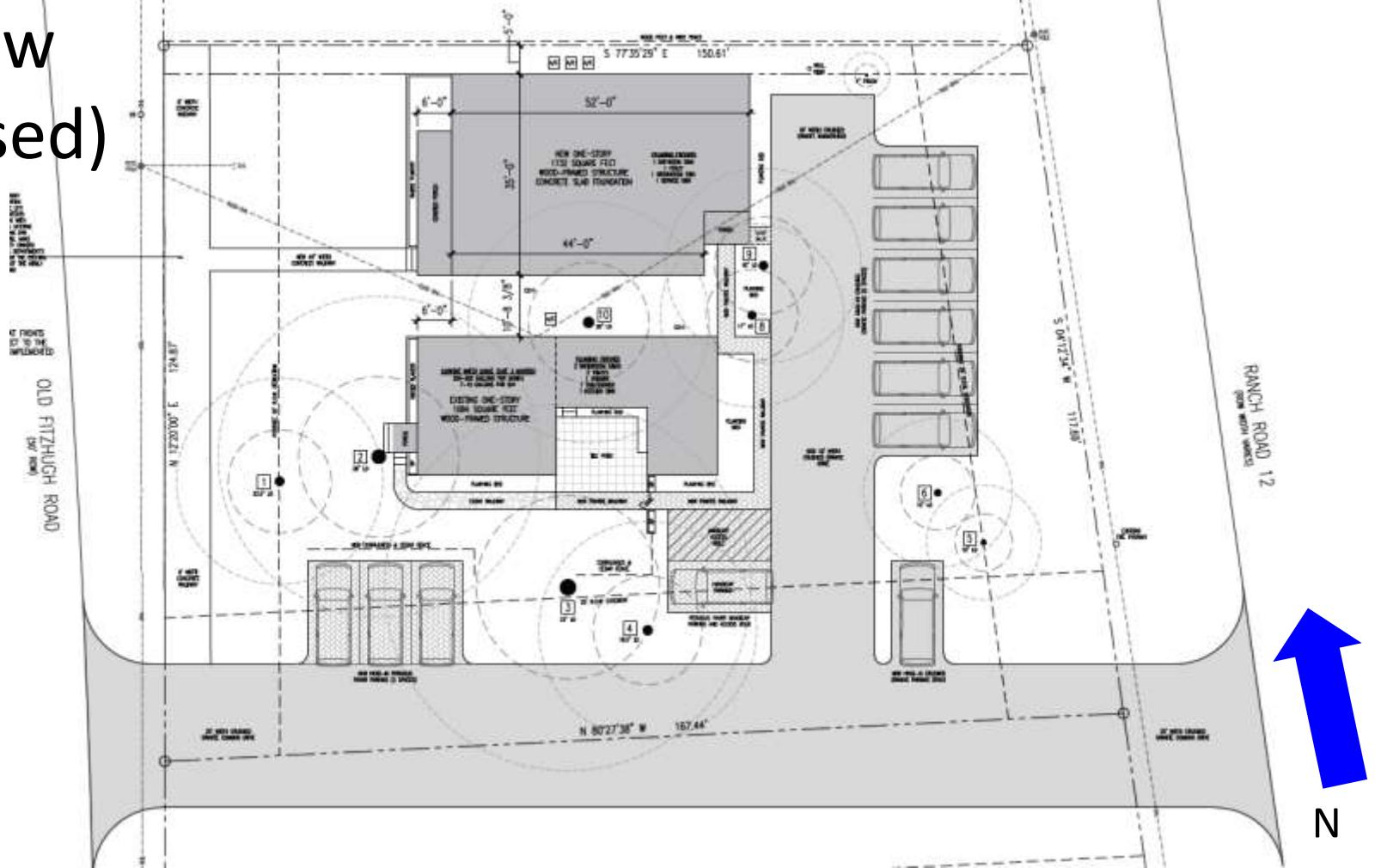
OLD FITZHUGH ROAD  
(200' W)



RANCH ROAD 12  
(200' W)



# Site View (Proposed)



# Proposed & Existing Buildings



# Proposed & Existing Buildings



BLACK PAINTED WROUGHT-IRON PORCH POSTS



WEATHERED GRAY COMPOSITION ROOFING SHINGLES



EXISTING ONE-STORY 1084 SQUARE FEET WOOD-FRAMED STRUCTURE

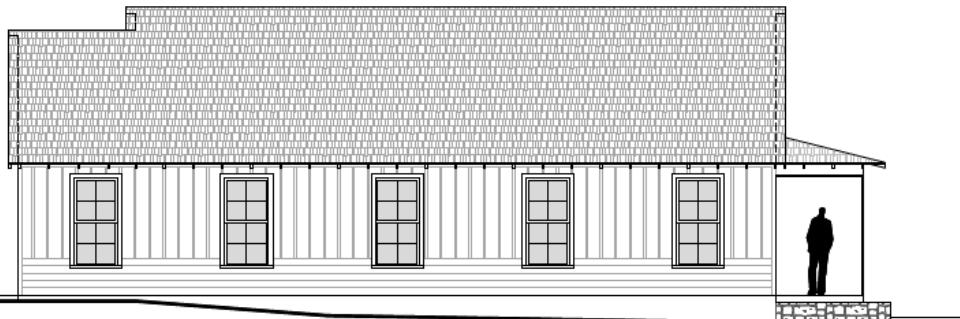


PROPOSED OFR STREET ELEVATION

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



# Proposed Building



PROPOSED LEFT ELEVATION

FACADE WEST - RESIDENTIAL NUMBER

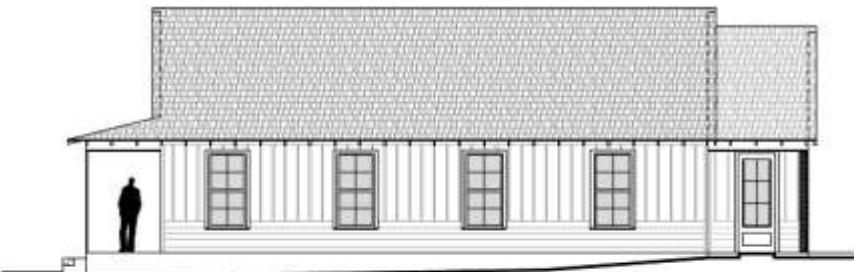
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

FACADE WEST - OLD MUDBRICK HOME

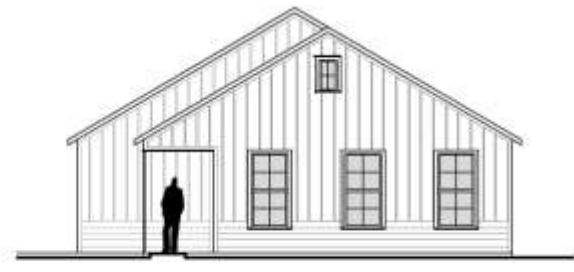
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

FACADE WEST - EXISTING STRUCTURE IN PROGRESS

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



PROPOSED REAR ELEVATION

FACADE WEST - EXISTING HOME

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



DРИPPING SPRINGS  
Texas

# City of Dripping Springs Design & Development Standards

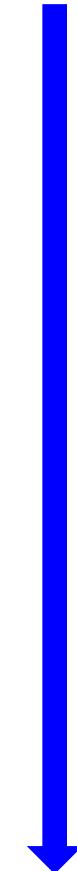
## Review Findings



Staff

Recommendation:  
**Approval with  
conditions**

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



## 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).



**DRIPPING SPRINGS**  
Texas

# Commission Options

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