



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

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**Submitted By:** Tory Carpenter, Planning Director

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**Council Meeting Date:** February 6, 2024

**Agenda Item Wording:** Public hearing and consideration of approval of a license to encroach for an existing structure partially within the City right-of-way at 101 S College St.

**Summary/Background:** The applicant is requesting a license to encroach for an existing structure located at 101 S College Street. The property survey shows that the “rock frame building” encroaches in City right-of-way. The encroachment of the approximately 18’ wide building ranges from 1.8’ to 2.3’ for an estimated total encroachment of 36.9 sqft.

The property is in the Historic district and the structure itself has been identified as being historically significant. In 2017, the building was retrofitted from its existing use as a carriage house / garage to an office space which is currently occupied by Magnolia realty.

The applicant approached the City when trying to transfer property ownership and stated that a written agreement with the City is required for the sale of the property.

City staff is in the preliminary stages of planning drainage and street improvements in the area which has known drainage issues. Staff determined that these improvements can be designed so they are not in conflict with the existing structure in the right-of-way. However, the City may need to acquire easements on the property.

**Recommended Council Actions:**

Recommend approval with the following conditions:

1. The license to encroach will only include the carriage house structure located on Wallace St. and will not include any fences in the ROW.
2. If additional easements are needed for drainage and street improvements in the area, the applicant shall provide a 15-foot-wide easement along College and/or Wallace (exclusive of the carriage house) at no cost to the City.

**Attachments:**

- Draft License Agreement
- License Area Exhibit