

MR. WARLAN RIVERA  
CITY PLANNING DEPARTMENT  
511 MERCER STREET  
DRIPPING SPRINGS, TEXAS 78620

RE: APPLICATION FOR CERTIFICATE OF APPROPRIANESS  
HAYS STREET GARDEN HOMES  
400 BLOCK HAYS STREET  
DRIPPING SPRINGS, TEXAS 78620

WARLAN,

PLEASE FIND ATTACHED THE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS. THIS IS FOR A SUBDIVISION PLANNED FOR THE NORTH SIDE OF THE 400 BLOCK OF HAYS STREET ON PROPERTY PRESENTLY OWNED BY CHARLES AND ROBERT HAYDON. THE APPLICANT'S NAME IS JOHN DOUCET. JOHN AND I ARE PARTNERS IN THIS DEVELOPMENT.

WE APPRECIATE THE HPC REVIEW AND APPROVAL.  
PLEASE CONTACT ME WITH ANY QUESTIONS.

THANK YOU FOR YOUR HELP.



JAMES POLKINGHORN ARCHITECT  
365 POCO RANCH ROAD  
DRIPPING SPRINGS, TEXAS 78629  
CELL: 512 431 0778  
EMAIL: jamesp@pgarchitects.com



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384  
Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

### CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark:  Mercer Street  Old Fitzhugh Road  Hays Street

Individual Landmark (Not in an Historic District)

#### CONTACT INFORMATION

APPLICANT NAME: JOHN DOUCET

STREET ADDRESS: 7401 HWY. 71 WEST, SUITE 160; AUSTIN, TEXAS 78735

PHONE: 512 517 3485 EMAIL: jdoucet@doucetengineers.com

OWNER NAME (if different than Applicant): CHARLES, SHERRY, ROBERT & MARTHA HAYDON

STREET ADDRESS: GATLIN CREEK ROAD, DRIPPING SPRINGS, TEXAS 78620

PHONE: 512 858 4547 EMAIL: 601charliesherry@gmail.com

#### PROJECT INFORMATION

Address of Property (Structure/Site Location): NORTH SIDE OF 400 BLK OF HAYS ST., DRIPPING SPRINGS, TEX.

Zoning Classification of Property: EXISTING SF4, APPLICATION WITH CITY OF D.S. FOR SF3 IN PROCESS.

Description of Proposed Use of Property/ Proposed Work: EXISTING 1.855 ACRE TRACK LOCATED ON THE NORTH SIDE OF HAYS STREET AND BOUNDED ON THE NORTH BY U.S. HWY 290. THE PROPOSED USE IS TO SUBDIVIDE THE PROPERTY INTO 6 S.F. LOTS OF APPROX. 7500 S.F. EACH, ALL FACING HAYS STREET. A GREEN BELT SEPARATING THE LOTS FROM HWY. 290 WILL BE PROVIDED. A NEW S.F. HOME WILL BE BUILT ON EACH LOT. AN EXISTING BARN IS LOCATED ON THE PROPERTY AND THE INTENT IS TO REPURPOSE THE BARN INTO A RESIDENCE

#### Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of

Structure/Site and the Applicable Zoning Requirements: DEVELOP 6 S.F. HOMES FACING HAYS STREET DESIGNED WITH THE SAME ARCHITECTURAL VENACULAR AS THE ADJACENT NEIGHBOOD. IT IS THE INTENT AND PLAN TO SAVE ALL TREES. AN EXISTING BARN OF SOME HISTORIAL SIGNIFICANCE IS PLANNED TO BE REPURPOSED INTO A NEW S.F. RESIDENCE. THERE IS A FENCE WITH OLD BRICK PILASTERS AND SOME OLD ROCKS THAT DEFINE PART OF THE OLD FENCE LOCATED ON THE STREET R.O.W. THAT WILL BE PRESERVED AND THE DRIVEWAY WILL BE DESIGNED AROUND THIS HISTORIC FEATURE.

Estimated Cost of Proposed Work: TOTAL COST OF ALL DEVELOPMENT INCLUDING HOMES - \$4,000,000.

Intended Start Date of Work: OCT. 2021 Intended Completion Date of Work: OCT. 2023

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

<b>CHECKLIST</b>		
<b>Staff</b>	<b>Applicant</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form



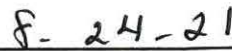
SIGNATURE OF APPLICANT



SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK



Date



Date

\*\*\*\*\*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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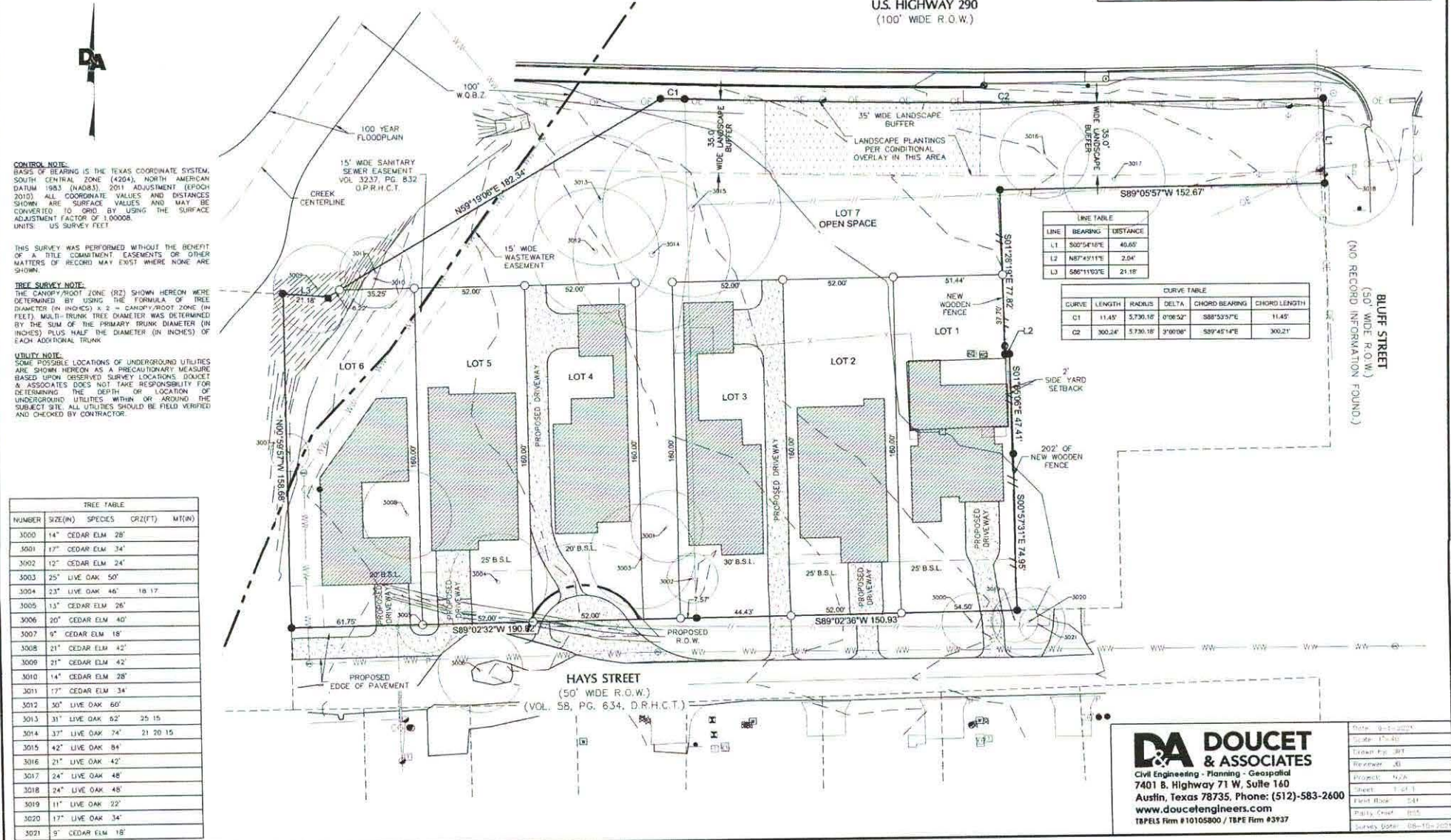
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**Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.**

# CONCEPTUAL SITE PLAN OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION HAYS COUNTY, TEXAS



LEGEND			
	PROPERTY LINE		SERVICE POWER POLE
	EXISTING EASEMENT		SON (AS NOTED)
	ADJACENT PROPERTY LINE		POWER POLE
	OVERHEAD ELECTRIC		DOWN 221
	EXISTING WIRE FENCE		BENCHMARK FOUND
	EXISTING WOOD FENCE		COTTON SPINDLE FOUND
	IRON ROD FOUND (AS NOTED)		ELECTRIC TRANSFORMER
	RIGHT OF WAY TYPE II MONUMENT FOUND		IRRIGATION CONTROL VALVE
	NAIL FOUND		MANHOLE
	CLEAN OUT		WASTEWATER MANHOLE
	ELECTRIC PULL BOX		DOC. NO.
	AIR CONDITIONING UNIT		VOL.
	MARKER POST (AS NOTED)		RISE
	WATER METER		OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	STORM SEWER MANHOLE		D.R.H.C.T.
	TELEPHONE PEDESTAL		RECORD INFORMATION



**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Geospatial  
7401 B. Highway 71 W, Suite 140  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
TPELS Firm # 10105800 / TPE Firm # 5937

Date:	9-1-2024
Scale:	1"=40'
Drawn by:	BJT
Reviewed:	JD
Project:	424
Sheet:	1 of 1
Plot Date:	09/01/2024
Plot Date:	09/01/2024
Survey Date:	08-15-2024

# CONCEPTUAL SITE PLAN OF 1.855 ACRES OF THE HAYS STREET SUBDIVISION HAYS COUNTY, TEXAS



LEGEND		
	PROPERTY LINE	5' SERVICE POWER POLE SIGN [AS NOTED]
	EXISTING EASEMENT	POWER POLE
	ADJOINING PROPERTY LINE	DOWN SLOPE
	OVERHEAD ELECTRIC	BENCHMARK FOUND
	EXISTING WIRE FENCE	COTTON SPINDLE FOUND
	EXISTING WOOD FENCE	ELECTRIC TRANSFORMER
	IRON ROD FOUND [AS NOTED]	IRRIGATION CONTROL VALVE
	RIGHT OF WAY TYPE II MONUMENT FOUND	MANHOLE
	NAIL FOUND	WASTEWATER MANHOLE
	CLEAN OUT	DOC. NO.
	ELECTRIC PULL BOX	VOL.
	AIR CONDITIONING UNIT	DOC. NUMBER
	NAMED POST [AS NOTED]	VOL.
	WATER VALVE	PAGE
	WATER METER	O.P.R.H.C.T.
	STORM SEWER MANHOLE	O.P.R.H.C.T.
	TELEPHONE PEDESTAL	( ) RECORD INFORMATION

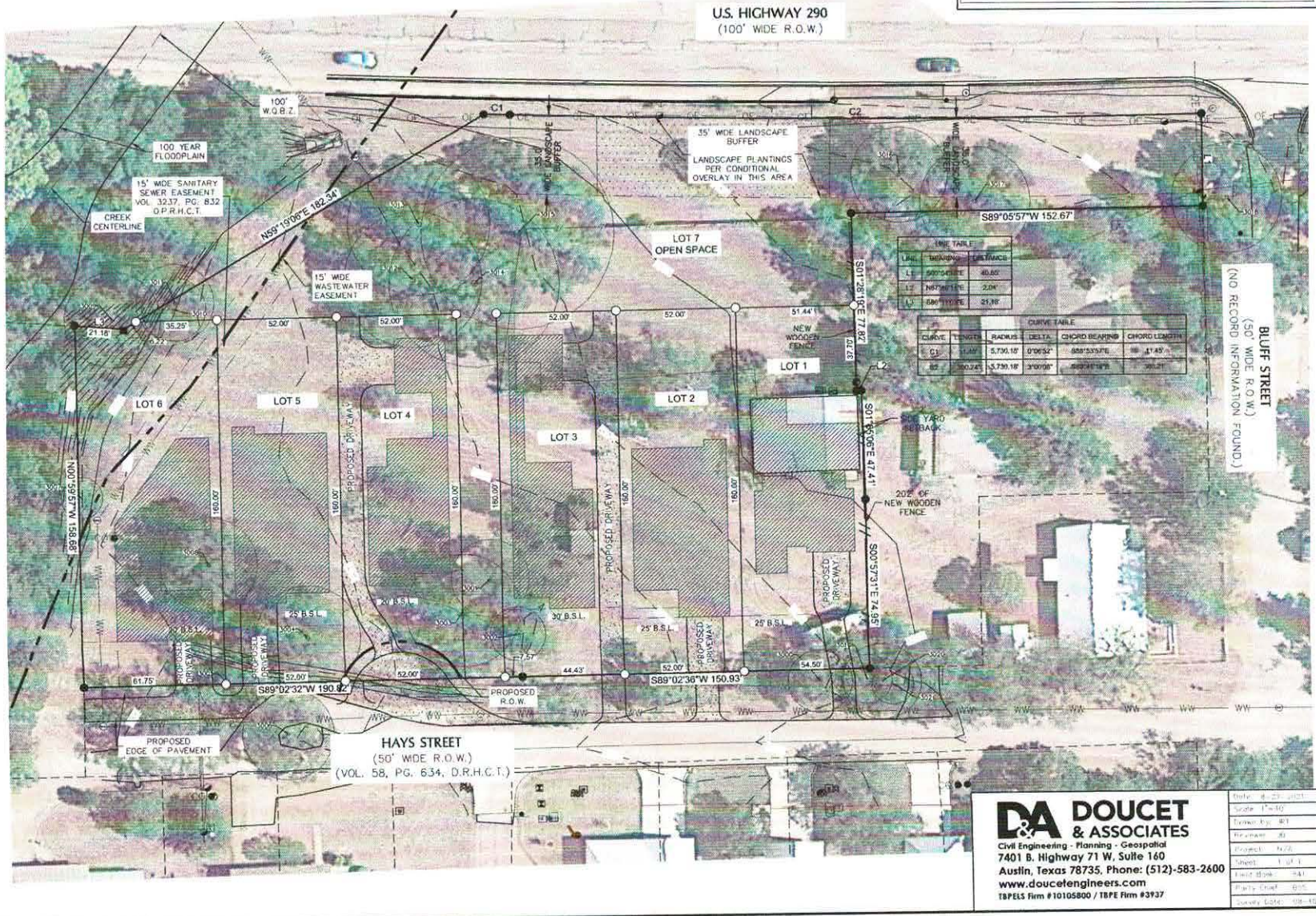
**CONTROL NOTE:**  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00008.  
UNITS: US SURVEY FEET

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

**TREE SURVEY NOTE:**  
THE CANOPY/ROOT ZONE (RZ) SHOWN HEREON WERE DETERMINED BY USING THE FORMULA OF TREE DIAMETER (IN INCHES) x 2 = CANOPY/ROOT ZONE (IN FEET). MULTI-TRUNK TREE DIAMETER WAS DETERMINED BY THE SUM OF THE PRIMARY TRUNK DIAMETER (IN INCHES) PLUS HALF THE DIAMETER (IN INCHES) OF EACH ADDITIONAL TRUNK.

**UTILITY NOTE:**  
SOME POSSIBLE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN HEREON AS A PRECAUTIONARY MEASURE BASED UPON OBSERVED SURVEY LOCATIONS. SUBJECT & ASSOCIATES DOES NOT TAKE RESPONSIBILITY FOR DETERMINING THE DEPTH OR LOCATION OF UNDERGROUND UTILITIES WITHIN OR AROUND THE SUBJECT SITE. ALL UTILITIES SHOULD BE FIELD VERIFIED AND CHECKED BY CONTRACTOR.

TREE TABLE				
NUMBER	SIZE(IN)	SPECIES	CRZ(FT)	M(TON)
3000	14"	CEDAR ELM	28'	
3001	17"	CEDAR ELM	34'	
3002	12"	CEDAR ELM	24'	
3003	25"	LIVE OAK	50'	
3004	23"	LIVE OAK	46'	18.17
3005	13"	CEDAR ELM	26'	
3006	20"	CEDAR ELM	40'	
3007	9"	CEDAR ELM	18'	
3008	21"	CEDAR ELM	42'	
3009	21"	CEDAR ELM	42'	
3010	14"	CEDAR ELM	28'	
3011	12"	CEDAR ELM	24'	
3012	30"	LIVE OAK	60'	
3013	31"	LIVE OAK	62'	25.15
3014	37"	LIVE OAK	74'	21.20.15
3015	42"	LIVE OAK	84'	
3016	21"	LIVE OAK	42'	
3017	24"	LIVE OAK	48'	
3018	24"	LIVE OAK	48'	
3019	11"	LIVE OAK	22'	
3020	17"	LIVE OAK	34'	
3021	9"	CEDAR ELM	18'	



TREE TABLE		
LINE	BEARING	LENGTH
L1	S89°04'12" E	40.00'
L2	N89°04'12" W	2.00'
L3	S89°04'12" E	21.38'

CURVE TABLE					
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA	CHORD BEARING
C1	S89°04'12" E	41.41'	51.76	106°52'	89°55'08" W
C2	S89°04'12" E	30.24'	37.30	118°07'	89°55'08" W

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www.doucetengineers.com  
TPELS Firm #10105800 / TPE Firm #3937

Date:	8-23-2021
Scale:	1"=30'
Drawn by:	BJ
Checked by:	BJ
Sheet:	1 of 1
Project No.:	241
Party:	BJ
Survey Date:	08-10-2021



HAYS STREET LOOKING WEST



HAYS STREET LOOKING NORTHWEST AT PROPERTY





HAYS STREET LOOKING SOUTHWEST



WEST END OF HAYS STREET SHOWING HISTORICAL  
ELEMENTS OF GATE POST AND ROCK FENCE MARKERS



WEST END OF HAYS STREET LOOKING EAST



HAYS STREET SITE LOOKING WEST SOUTHWEST



HAYS STREET SITE LOOKING WEST NORTHWEST



EXISTING BARN TO BE RE-PURPOSED INTO A HOME

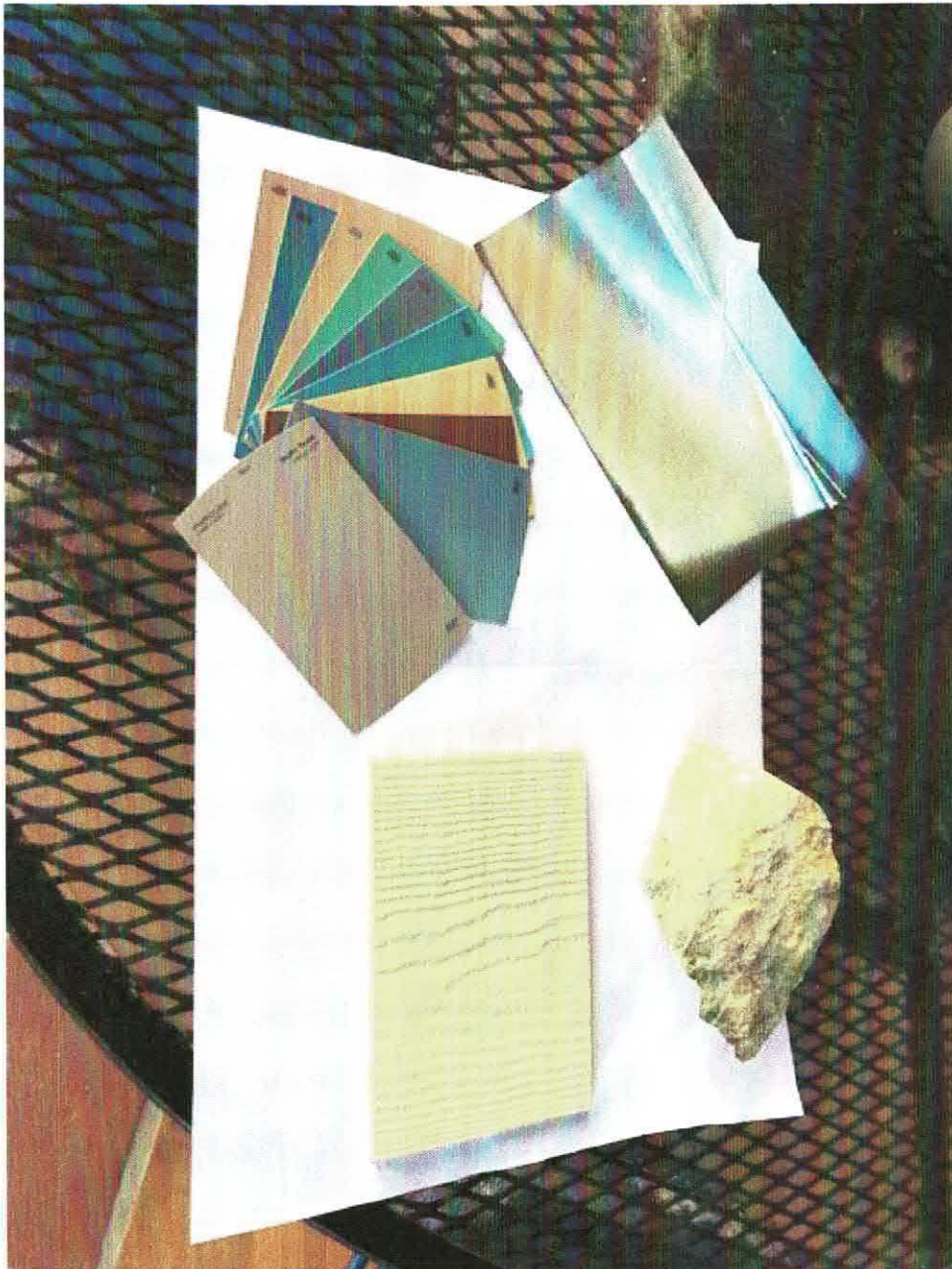


400 BLOCK - NORTH VIEW  
HAYS STREET FACADE

# James Polkinghorn

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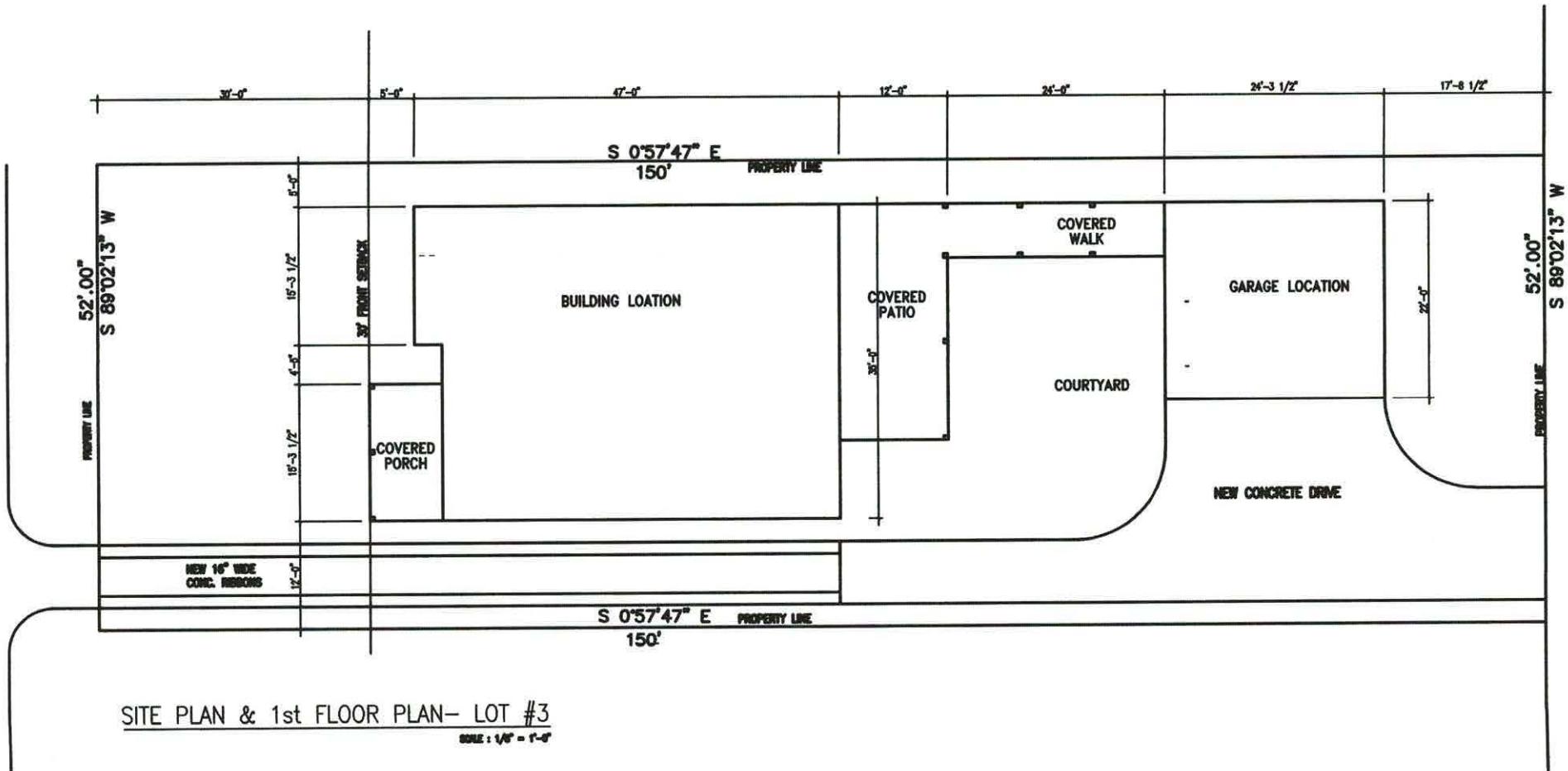
**From:** James Polkinghorn  
**Sent:** Friday, August 27, 2021 7:49 AM  
**To:** James Polkinghorn  
**Subject:** Hist app



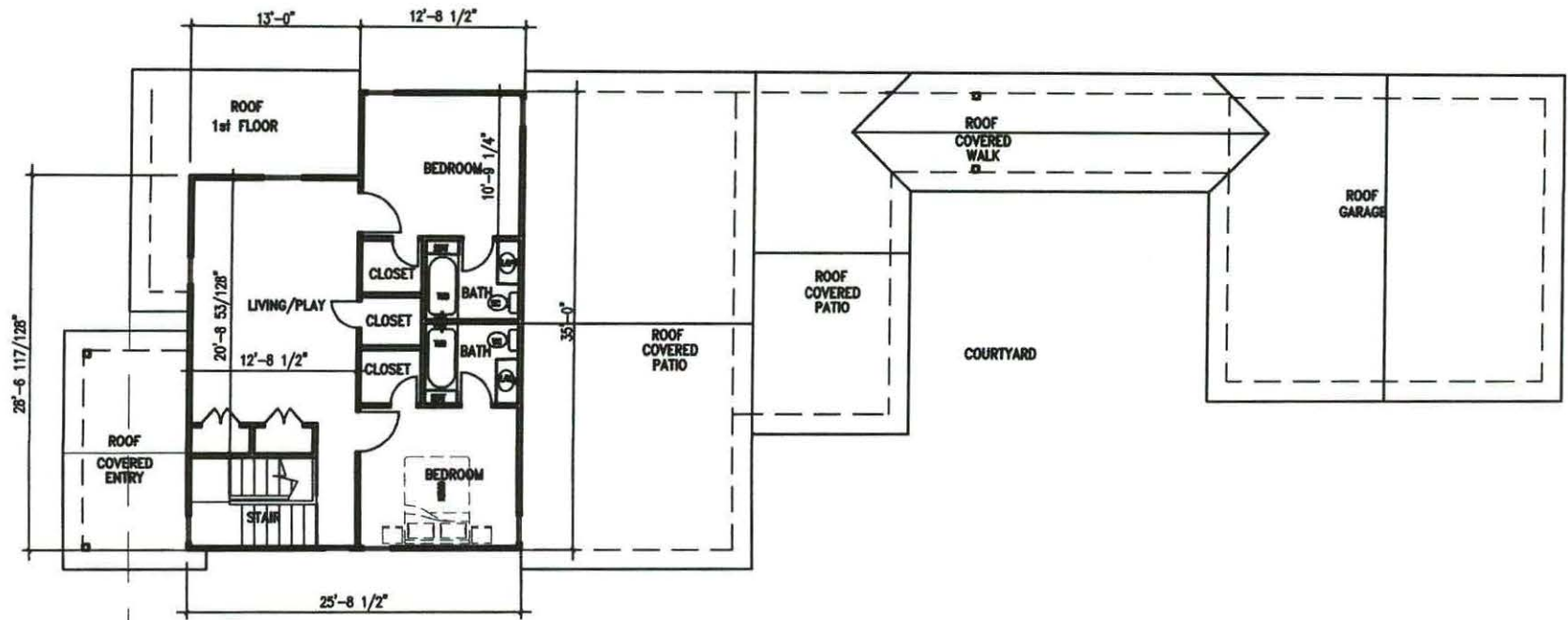
Sent from my iPhone  
Jim Polkinghorn



HAYS STREET

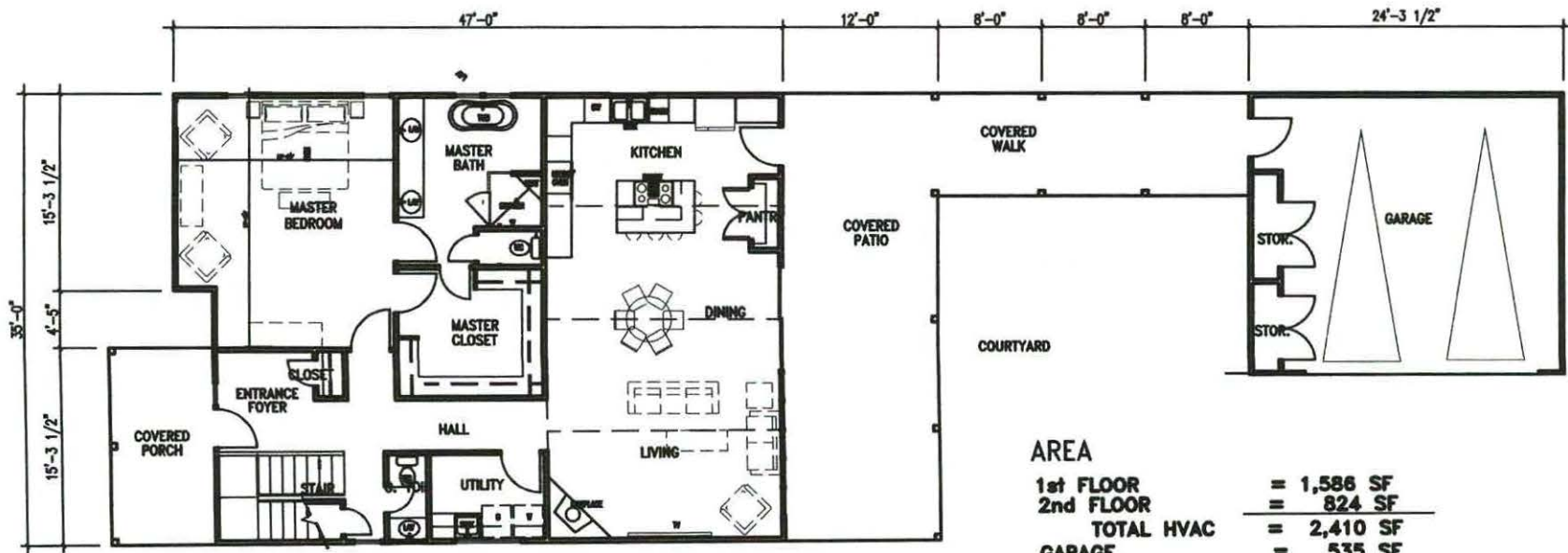


SITE PLAN & 1st FLOOR PLAN- LOT #3  
SCALE : 1/8" = 1'-0"



2nd FLOOR PLAN

SCALE : 1/8" = 1'-0"



1st FLOOR PLAN

SCALE : 1/8" = 1'-0"

**AREA**

1st FLOOR	=	1,586 SF
2nd FLOOR	=	824 SF
<b>TOTAL HVAC</b>	<b>=</b>	<b>2,410 SF</b>
GARAGE	=	535 SF
COVERED PORCHES	=	735 SF
<b>TOTAL COVERED AREA</b>	<b>=</b>	<b>3,680 SF</b>

