



To: Historic Preservation Commission
From: Sara Varvarigos, AICP – Senior Planner
Date: July 2, 2026
RE: Preliminary feedback on “Old Fitz Social Club” Concept for 505 and 519 Old Fitzhugh

I. Overview

On May 7, the City met with representatives from D&A Companies to discuss a preliminary concept plan for the properties located at 505 and 519 Old Fitzhugh Rd.

The D&A Companies team is soliciting feedback on the preliminary concept plan during a Historic Preservation Commission Workshop on July 2, 2026. The preliminary “Old Fitz Concept Plan” includes:

- The Smokehouse Restaurant to be located at 505 Old Fitzhugh
- Pro Shop Retail Store to be located at 519 Old Fitzhugh
- Court Werks Enclosed Racket Sports Facilities to be located behind 519 Old Fitzhugh
- The Springs Bathhouse Health Club Spa to be located behind 505 Old Fitzhugh
- Casitas at the Springs Boutique Hotel to be located behind 505 Old Fitzhugh

A summary of staff feedback on the preliminary concept plans is provided below:

Smokehouse Restaurant at 505 Old Fitzhugh— Existing Low Preservation Priority Structure. Applicant is proposing to demolish the existing structure and preserve the existing historic hearth. A new smokehouse restaurant will be built around the existing historic hearth.

- **Staff Feedback:** The existing structure is in poor condition, with a non-historic façade and a low preservation priority. However, staff will require a COA application with the detailed elevations and materials of the proposed new building for further consideration of the demolition request. Ensure that building is below maximum 5,000 SF footprint and maximum 2,500 SF massing increments, in addition to following Old Fitzhugh Historic District guidelines for building width (building widths may not exceed forty-five (45) feet along Old Fitzhugh Road) and materials. Staff will require an individual COA application with detailed elevations and materials for further consideration of 505 Old Fitzhugh building demolition and new building.

Pro Shop Retail Store at 519 Old Fitzhugh— Existing High Preservation Priority Structure. Applicant is proposing to re clad the front and side facades with natural wood planks and a building addition to the back. A conceptual elevation is attached. The addition is highlighted in yellow to illustrate where the new building will be placed. The addition is attached to the back of the building, where there is a clearing in the trees.

- Staff Feedback: Building widths may not exceed forty-five (45) feet along Old Fitzhugh Road. Staff recommends the preservation of all existing wood planks in good condition, and replacement of rotted existing planks with new wooden planks of the same material and size. The color of the of the new building should be close to the existing white color, although wood stained accents for porches and trims may be considered appropriate. Staff will require an individual COA application with detailed elevations and materials for further consideration of 519 Old Fitzhugh building updates and building addition.

Court Werks Enclosed Racket Sports Facilities to be located behind 519 Old Fitzhugh. The proposed preliminary racquet sports facility design features a blend of natural limestone and wood cladding.

- Staff Feedback: Preliminary concept appears to align with guidelines for buildings to maintain historic native stone or wood for all outer walls (minimum of 75% of net square footage). However, primary wooden structures in the Old Fitzhugh Historic District consistently feature painted facades. Staff recommends that the applicants propose a paint color scheme for the main body of the buildings, with wood-stained accents to be more aligned with the overall esthetic of the Old Fitzhugh District. Porches and trims shall be constructed of wood. Roofs shall be sloped metal roofs or 30-year composition shingles of a type or finish approved by the City of Dripping Springs. Staff will require an individual COA application with detailed elevations and materials for further consideration of enclosed racket sports buildings.

The Springs Bathhouse Health Club Spa —to be located behind 505 Old Fitzhugh. Appears to feature stone walls with a glass entrance, and a sloped standing seam metal roof with wood truss supports.

- Staff Overall appearance is rustic and appears to be appropriate for the Old Fitzhugh District. Staff will require an individual COA application with detailed elevations and materials for further consideration of the Bathhouse.

Casitas at the Springs Boutique Hotel —to be located behind 505 Old Fitzhugh. Appears to feature stone and glass walls, with asphalt roof and wood porches and posts.

- Staff Feedback: Clarify if glass wall on first floor above the porch canopies will be located on the front or rear façade of the casitas. The floor-to-ceiling glass walls would not be appropriate for facades facing Old Fitzhugh, although they may be considered appropriate for rear-facing facades. Staff considers that a native stone façade with glass windows above the porch canopy would be more appropriate for the rustic esthetic of the Old Fitzhugh district. Staff will require an individual COA application with detailed elevations and materials for further consideration of the Casitas.

Trees. A site plan overlaid onto an aerial image is attached. Per applicant, a significant number of trees on the property are affected by oak wilt.

- Staff Feedback: A Tree Survey and Preservation and Mitigation report prepared by a Certified Arborist will be required to move forward with the proposed removal of any Heritage (18" DBH) and Standard trees on site (8" to 17.99" DBH). Trees removed that are not dead or dying will have to be replaced and/or mitigated for.

Parking and Sidewalks. Preliminary Concept Site plan aims to align with the Old Fitzhugh Road construction plans, integrating a crosswalk, benches, and landscape area, as well as a shared use path that connects Old Fitzhugh Rd through the property and to the Heritage Oak trail beyond. Site Plan also provides 129 on-site and 9 on street parking spaces for a total of 138 spaces.

- Staff Feedback: Pedestrian connections are favorable. Proposed onsite parking along the sides of the property should be placed so that they begin behind the front yard building lines along Old Fitzhugh Rd, per Historic District Guidelines.