



## 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: ALEX OR NENA GABMELIDES

STREET ADDRESS: 125 STONEY POINT ROAD, AUSTIN, TX 78737

PHONE: 737-326-1999 EMAIL: GABMELIDES NENA@GMAIL.COM

PROPERTY OWNER NAME (if different than Applicant): \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

#### PROJECT INFORMATION

Address of Property (Structure/Site Location): 28485 MARCH ROAD 12

Zoning Classification of Property: CS

Description of Proposed Use of Property/ Proposed Work: COFFEE SHOP AND POSTAL FACILITY

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

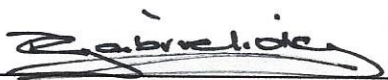
Structure/Site and the Applicable Zoning Requirements: NEW CONSTRUCTION OF A 2950 SF WOOD-FRAMED BUILDING TO HOUSE A POSTAL FACILITY AND COFFEE SHOP TO BE OWNED, BUILT AND RUN TO MAINTAIN THE "WIM & POP" NATURE OF OFR DISTRICT. NEW BUILDING TO HAVE THE SAME ARCHITECTURAL SCALE AND CHARACTER OF OFR BUILDINGS

Estimated Cost of Proposed Work: \$900K TO \$1.3 MILLION

Intended Start Date of Work: CURRENTLY UNDERWAY Intended Completion Date of Work: 03/01/26

## CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<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 checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

  
 \_\_\_\_\_  
 SIGNATURE OF APPLICANT

07/07/2025  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

07/07/2025  
 \_\_\_\_\_  
 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: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF HISTORIC PRESERVATION OFFICER

\_\_\_\_\_  
DATE

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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: \_\_\_\_\_

Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
**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.**