



DRIPPING SPRINGS
Texas

28485 Ranch Road 12 New Construction

Certificate of Appropriateness Review
August 7, 2025

*Existing
Conditions*



View from OFR



View from RR 12

The lot at 28485 Ranch Road 12 is currently vacant. The lot spans from Ranch Road 12 west to Old Fitzhugh Road.

*Applicant
Request*

The lot at 28485 Ranch Road 12 is currently vacant. The applicant has requested a Certificate of Appropriateness to construct a new building housing a postal facility and coffee shop and a parking lot. This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting.

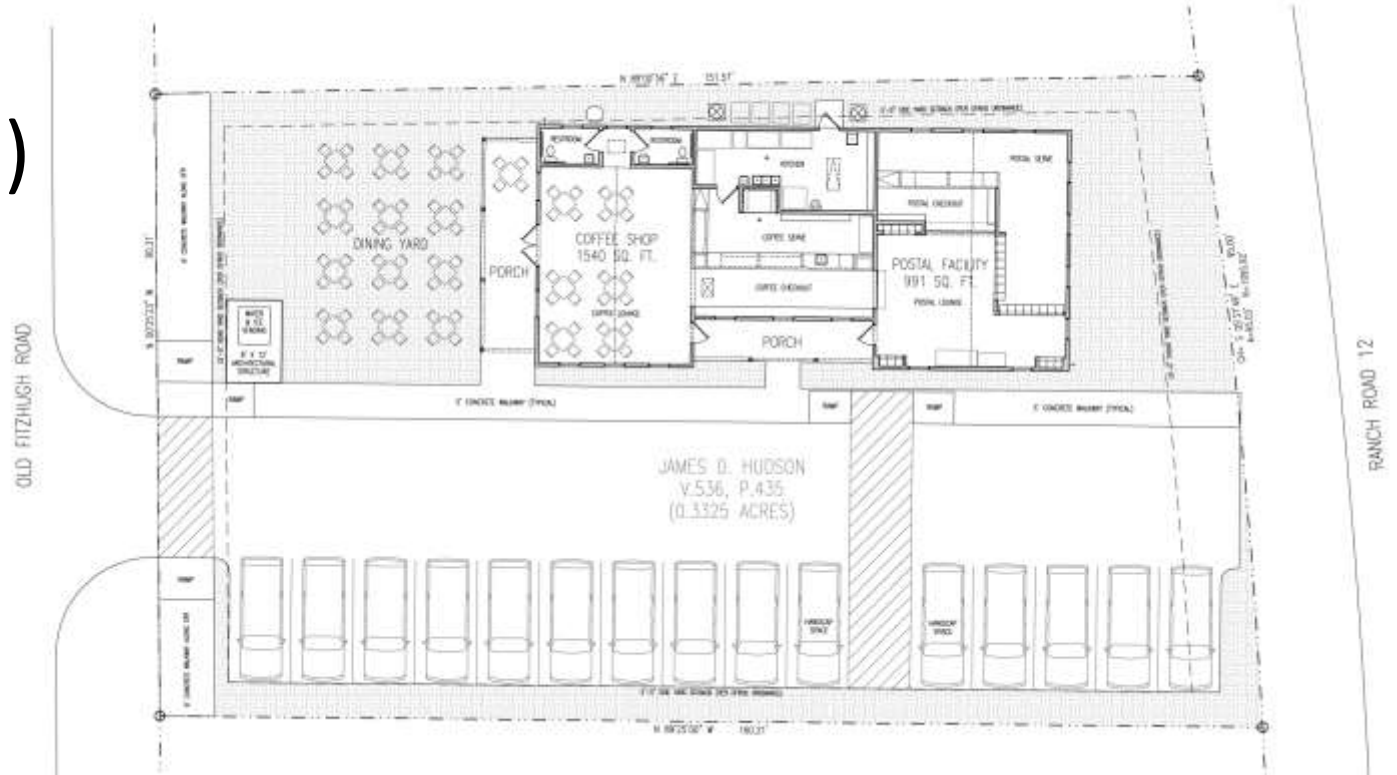


Site View (Existing)

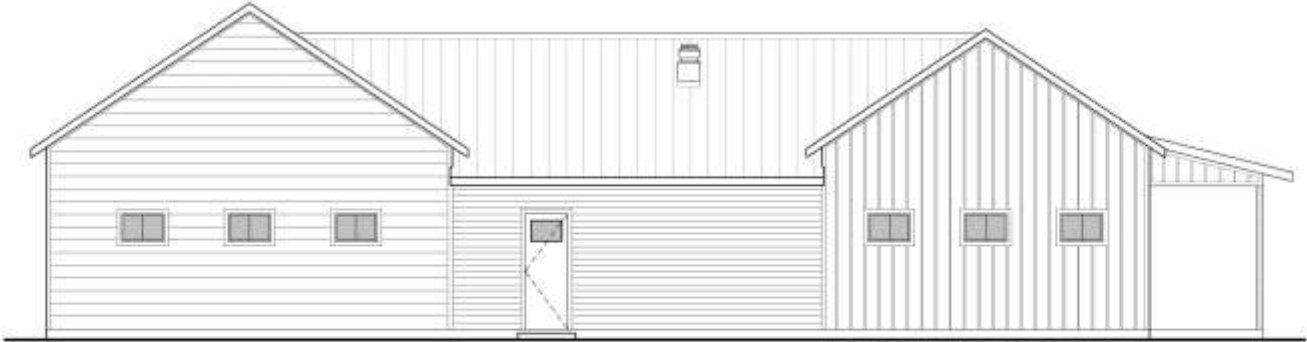


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Site View (Proposed)



Proposed Building



REAR ELEVATION
FROM WEST SIDE OF BUILDING



FRONT ELEVATION
FROM SOUTH TO NORTH SIDE



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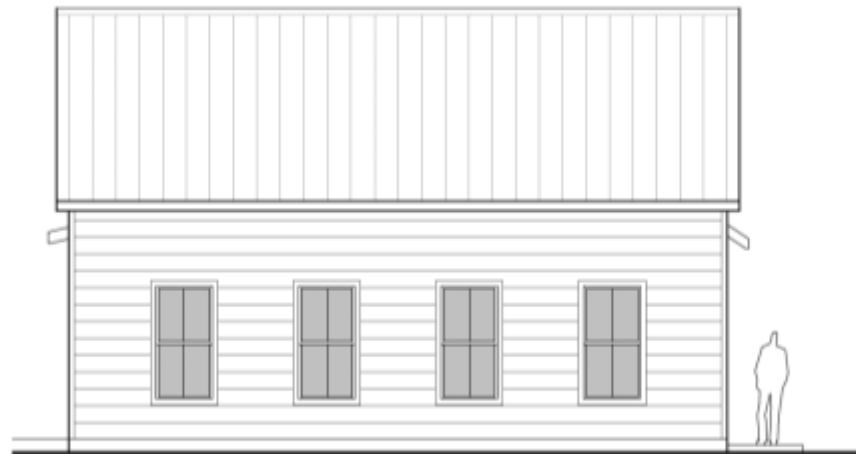
Proposed Building



LEFT ELEVATION

FRONT WEST TO OLD FETTERBUSH ROAD

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



RIGHT ELEVATION

FRONT EAST TO HATCH ROAD 12

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



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Proposed Building



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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:

- a. The COA approval includes the revised building elevations, colors and site plan; it does not include the ice and vending machine structure shown in the plans. The applicant will be required to file a separate COA application for the ice and vending machine structure in the future.

City of Dripping Springs Design & Development Standards

Staff

Recommendation:

Approval with
conditions

Review
Findings



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





Commissioner Options

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