



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, August 04, 2022 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Dean Erickson, Vice Chair
Delbert Bassett
Ashley Bobel
Minnie Glosson-Needham
Haley Hunt
Steve Mallett
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

BUSINESS

- 1. Public hearing and consideration of approval of COA2022-0002: Application for Certificate of Appropriateness for a permanent food trailer to be located at 501 Old Fitzhugh Road, Dripping Springs, Texas, and commonly known as Sidecar Tasting Room. Applicant: Nate Pruitt**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA2022-0002
- 2. Discuss and consider possible action regarding the Appointment of Officers, chair and/or vice chair, to the Historic Preservation Commission for terms ending June 30, 2022.**

COMMITTEE REPORTS

- 3. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 4. Parking Lot Improvements Committee**
Commissioner Dean Erickson

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

September 1, 2022, at 4:00 p.m.

October 8, 2022, at 4:00 p.m.

November 3, 2022, at 4:00 p.m.

City Council Meetings

August 9, 2022, at 5:30 p.m.

August 16, 2022, at 6:00 p.m.

August 23, 2022, at 5:30 p.m.

August 30, 2022, at 5:30 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **August 29, 2022, at 10:00 a.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **July 27, 2022**

Project: **“Sidecar / Permanent Mobile Food Vendor”
501 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Sidecar Tasting Room; Nate Pruitt (512) 565-1204**

Historic District: **Old Fitzhugh Road Historic District**

Base Zoning: **LR-HO**

Proposed Use: **N/A no change in proposed use.**

Submittals: ☒ Current Photograph ☒ Concept Plan ☐ Exterior Elevations **N/A**
☐ Color & Materials Samples **N/A**
☐ Sign Permit Application (if applicable) **N/A**
☐ Building Permit Application
☐ Alternative Design Standards (if applicable) **N/A**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

“Mobile Food Vendor” A proposed permanent Mobile Food Vendor trailer at the **“Sidecar Tasting Room” #501 Old Fitzhugh Rd. (ca. 1939)** which is a **Contributing Resource & Medium Preservation Priority** in the **Old Fitzhugh Rd. Historic District**.

Review Summary, General Findings: **“Approval Recommended”**

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ Incomplete

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Staff Recommendations / Conditions of Approval:

1. **Permits:** Obtain CUP and any necessary Permits from the City of Dripping Springs.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

#501 Old Fitzhugh Rd.: (c.a. 1939) Roark-Foster Survey: Site #12 / HHM Survey: Site #48 / Hays County TP #17914.

Historic District Contribution Status: “Contributing.”

“Sidecar Tasting Room / Mobile Food Vendor”

This proposal is for a permanent Mobile Food Vendor operation. It requires a Conditional Use Permit, preconditioned by a supporting Certificate of Appropriateness. The Applicant seeks to make permanent the existing Mobile Food Vendor trailer previously located on the property (see photo attached).

The proposal is not a building, but a separate, detached mobile and removable structure which does not impact or affect the existing Historic Resource (the property is Contributing). The general development standards for the OFR Historic District, including the guiding vision & character statements, broad design principles & guidelines apply. These, along with the Historic District “overall compatibility” determination (see detailed review below), become the main considerations and governing factors.

Staff Review / Considerations / Findings: “Approval with Conditions”

- 501 OFR (Sidecar Tasting Room) Is an established brick and mortar business in a successful adaptive use renovation, which has contributed to the revitalization of the OFR Historic District.
- The small historic building footprint and interior tasting room buildout provides limited space for food service and operations.
 - Proposed MFV will enhance, supplement, and support the existing brick and mortar establishment (Sidecar Tasting Room).
- Proposed MFV Trailer is in front of the property, located on the north side adjacent to the fence.
 - The location is same as permitted for temporary MFV’s pre-COVID and during festivals.
 - Visibility from OFR will promote the viability of the proposed MFV, enliven the street and encourage pedestrian activity (all are Goals of the OFR HD Design and Development Standards)
- “Retrovertable” (MFV removal would revert to the un-altered pre-existing conditions)
- Precedents for MFVs in OFR: #301 OFR (N. Nakora); Dog “N Bone (Approved, existing MFV)

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“Old Fitzhugh Road Design and Development Standards:”

The proposal is found to be consistent with the applicable design and development standards (attached, w/ Comparative Summary Below), and “Approval with Conditions” is recommended.

Character/Vision: Consistent: “Eclectic Revitalization- mix of new/old;

Design Principles: Consistent: “Protect Historic Farmstead Scale & Character.” “Promote Rustic Look/Feel of OFR (building street frontage is unaltered), “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: allowed by LR/HO with approved CUP Zoning (Planning Dept. verify).

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

Parking Arrangement: N/A: No change to existing Parking configuration @ Rear of Lot.

Building Footprint / Massing / Scale: N/A- (Existing) Building Footprint not affected.

Street Frontage / Articulation: N/A- No change to (Existing) Building @ Street Frontage

Porches: N/A- No change to existing Porches.

Roofs: N/A- No change to existing Roofs.

Materials: N/A- No change to existing Materials.

Color Palette: N/A- No change to existing Building Colors.

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing landscape features affected.

* * *

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment. *Separate MFV does not alter the existing building.*
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable

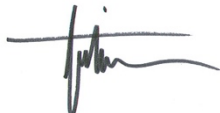
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired. *MFV trailer, if removed, would result in the restoration of un-altered pre-existing conditions.*
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion. *MFV does not negatively impact Historic District, would complement existing Brick and Mortar establishment, provides new food uses, and promotes the eclectic revitalization of the OFR HD.*
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Eligible”**
Expedited process for small projects (*cumulative costs < \$10,000*); must be “No” to all:
- | | | |
|--|------------------------------|--|
| Building Footprint Expansion/Reduction? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Color Scheme Modifications? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725











**City of Dripping Springs
Historic Districts
Design & Development Standards**



City Council Approval- 2/17/15

	All Districts	Mercer Street	Old Fitzhugh Road	Hays Street
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 Main Street Foster a Community Focal Point Preserve Historic Resources- Rehab & Adaptive Re-Use Promote Revitalization 	<ul style="list-style-type: none"> Historic Small Farmsteads Eclectic Revitalization- new/old Adaptive Re-Use / Appropriate Rehab Mixed Use Historic Renovation & Landscape Preservation 	<ul style="list-style-type: none"> Historic Remnant Neighborhood Neighborhood Preservation Adaptive Re-Use / Sensitive Infill Landscape / Streetscape / Tree 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 Pedestrian Scale & Main Street Character Promote Walkable Scale & Sidewalk Activity Zones Provide Pedestrian Shading Devices @ Sidewalk Frontage New Construction shall be compatible with surroundings 	<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 	<ul style="list-style-type: none"> Protect Historic Neighborhood Scale & Character Allow Small-scale Rehabilitation @ Existing Historic Dwellings Allow Context-Sensitive Infill @ Vacant Properties & Hwy 290 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"> Pedestrian-Oriented Family-Friendly uses / activities Full Mix of Uses allowed 	<ul style="list-style-type: none"> Mixed-Use Rehab- OFR Retail / Commercial – RR 12 Residential Rehab or Infill 	<ul style="list-style-type: none"> Residential Rehab/Infill Hays St. Retail / Commercial Mixed-Use- Hwy 290
Site Planning & Building Placement	<ul style="list-style-type: none"> Site Plan Concept Review (new requirement) 	<ul style="list-style-type: none"> “Build-To” Mercer St. Frontage 0’ setback Sides: 0’ setback Rear: 10’ setback 	<ul style="list-style-type: none"> Site Buildings within Existing Trees & Landscape Features Front / Rear: 10’ setback Sides: 5’ setback 	<ul style="list-style-type: none"> Site Buildings Facing Local Streets & Hwy 290 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"> Street Parking Onsite Lots in Rear Offsite Remote Lots 	<ul style="list-style-type: none"> Onsite Lots @ Rear of Property Off Street Spaces @ Fronts (limited & must protect trees) 	<ul style="list-style-type: none"> Residential Garages Onsite Lots @ Rear of Property Small Lots @ Side Yards
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"> 10,000 sf max contiguous footprint 2,500 sf max massing increments 2 Sty to 2-1/2 Sty Height Limit 	<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 	<ul style="list-style-type: none"> 5,000 sf max contiguous footprint 3,500 sf max massing increments 1-1/2 Sty to 2 Sty Height Limit
Street Frontage	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> 40’ max storefront width or 40’ max. articulation increments 	<ul style="list-style-type: none"> 45’ max; 60’ max @ RR 12 45’ max. articulation increments 	<ul style="list-style-type: none"> 40’ max; 60’ max @ Hwy 290 40’ max. articulation increments
Porches	<ul style="list-style-type: none"> COA / Architectural Review (new requirement) 	<ul style="list-style-type: none"> Porches / Awnings @ Street across min. 50% of frontage 	<ul style="list-style-type: none"> Front Porches / Awnings @ Entries- min. 50% of frontage 	<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"> Flat Parapets or Sloped Metal Roofs (Standing Seam or other approved type & finish) 	<ul style="list-style-type: none"> Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type & finish) 	<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 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net sf. Wood Porch Structures & Trim 	<ul style="list-style-type: none"> Maintain Historic Native Stone or Wood all walls- 75% net area sf. Wood Porch Structures & Trim
Color Palette	<ul style="list-style-type: none"> COA Review (revised requirements) 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues 	<ul style="list-style-type: none"> Full Range of Hues allowed- Color Palettes to be approved 	<ul style="list-style-type: none"> Muted, rustic Earth Tone Hues Entry Doors- full range of hues
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” + 	<ul style="list-style-type: none"> Replace Trees over 8” Preserve Heritage Trees 24” + 	<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 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features 	<ul style="list-style-type: none"> Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features



City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

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Item 1.

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____ - _____

☐ NEW APPLICATION ☐ EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Nathan Pruitt

STREET ADDRESS 501 Old Fitzhugh Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com

APPLICANT NAME Nathan Pruitt

COMPANY Bell Springs Winery LLC

STREET ADDRESS 3700 Bell Springs Rd.

CITY Dripping Springs STATE Texas ZIP CODE 78620

PHONE 512-565-1204 EMAIL nate@bellspringswinery.com



PROPERTY INFORMATION	
PROPERTY OWNER NAME	Nathan Pruitt
PROPERTY ADDRESS	501 Old Fitzugh Rd, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 415 PHILIP A SMITH SURVEY 0.4866 AC GEO#90401219
TAX ID#	R17914
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	
PROPOSED USE	Sidecar Tasting Room - Already established
REASON FOR REQUEST (Attach extra sheet if necessary)	Mobile Food Truck placed on property, which was previously on property but owned by another person pre-covid. I now own the truck and have re-registered with the county and would like to have the truck at Sidecar Tasting Room for food during open hours. Mobile Food Establishment paperwork already submitted.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

☐ YES (REQUIRED)* ☒ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (see *Outdoor Lighting tab* on the CODS webpage and online *Lighting Ordinance* under *Code of Ordinances tab* for more information).

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APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Nate Pruitt is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. _____, Pg. _____.)

Nate Pruitt _____
Name Nate Pruitt

Owner
Title

STATE OF TEXAS §

§

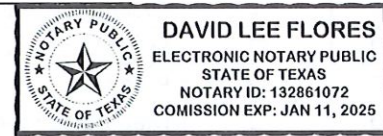
COUNTY OF Fort Bend §

This instrument was acknowledged before me on the 26 day of May,

2022, by Nate Pruitt.

David Lee Flores
Notary Public, State of Texas

My Commission Expires: January 11, 2025



Nate Pruitt

Name of Applicant

Document Notarized using a Live Audio-Video Connection

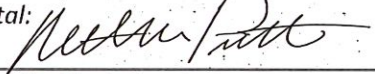
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CONDITIONAL USE PERMIT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


Applicant Signature

05 / 26 / 2022

Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input type="checkbox"/>	Plans
<input type="checkbox"/>	<input type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevation (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

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Received on/by: _____

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: Sidecar Tasting Room - Mobile Food Establishment

Project Address: 501 Old Fitzhugh Rd., Dripping Springs, TX 78620

Project Applicant Name: Nathan Pruitt

Billing Contact Information

Name: Nathan Pruitt

Mailing Address: 3700 Bell Springs Rd.

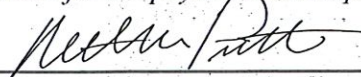
Dripping Springs, TX 78620

Email: nate@bellspringswinery.com Phone Number: 512-565-1204

Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


 Signature of Applicant

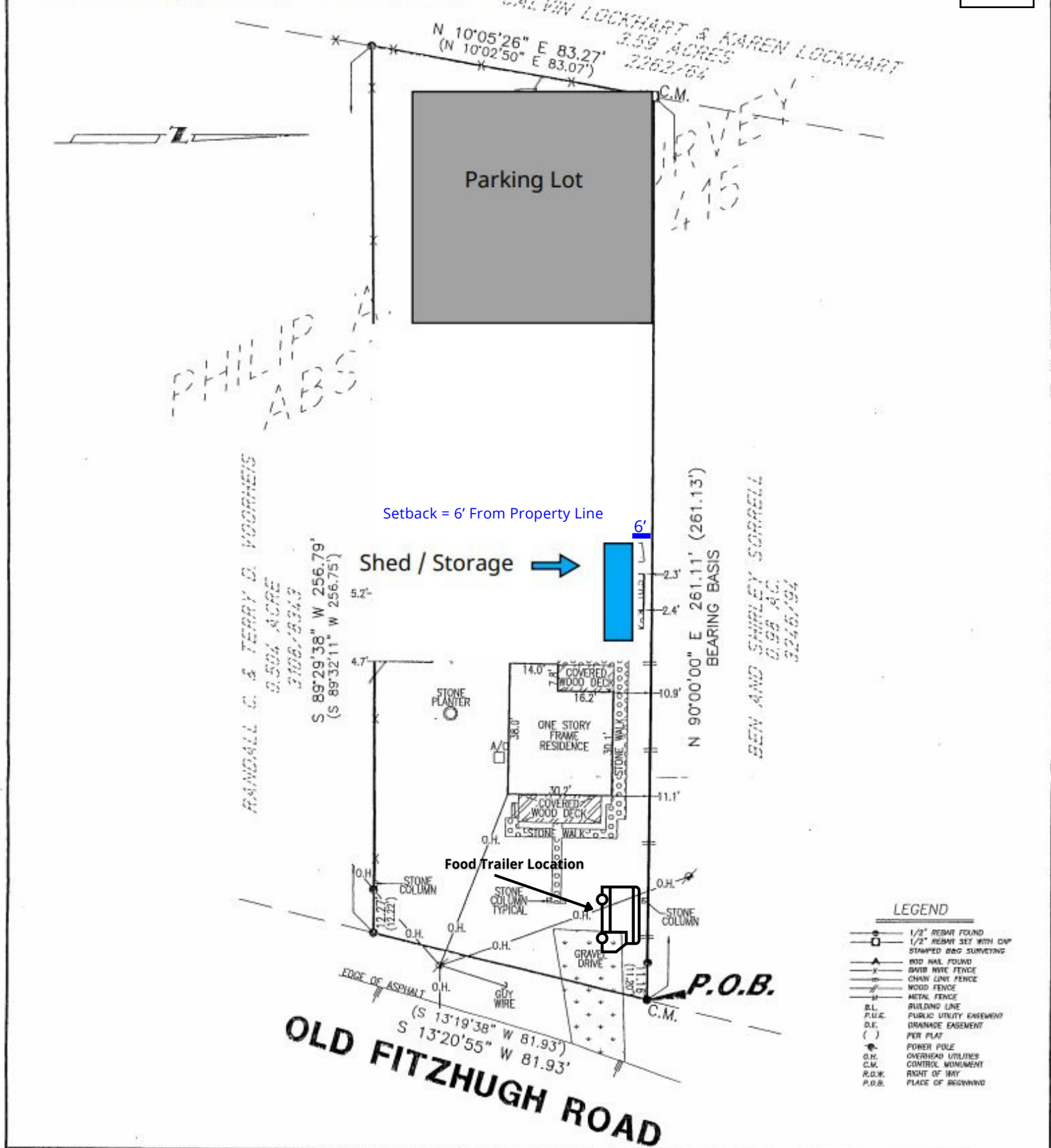
05 / 26 / 2022
 Date



Sidecar Tasting Room Site Plan - August 2020

30 0 30

Item 1.



Notes:

1.) Subject to water pipeline easement as stated in 199/592.

2.) The previous northwest corner consisted of the remnant of a fence post with a 60d nail in the top. This was located during previous surveying at this site by this firm. The post is now broken off and is no longer a functional monument. A 1/2" rebar was set at the same location as the nail in the post had existed.

ALL THAT CERTAIN 0.480 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, BEING OUT OF AND A PORTION OF THE PHILIP A. SMITH SURVEY, ABSTRACT NO. 415, IN HAYS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN VOLUME 2112, PAGE 726, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COUNTY: HAYS STATE OF TEXAS STREET ADDRESS: 501 OLD FITZHUGH ROAD

CITY: DRIPPING SPRINGS REFERENCE NAME: JUSTIN HUTTO

Dewey H. Burris & Associates, Inc.
Land Surveying Services

1404 West North Loop Blvd. 512*458-6969
Austin, Texas 78756 Fax 512*458-9845

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0105 F DATED 9/2/05. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

REVISED ADJ.: 09/05/14

DATE 10/15/09

TITLE CO GRACY

G.F. # 912527

JOB # R1001709_HDS

SCALE 1"= 30'

TO THE LIENHOLDER AND OTHER INTERESTED OWNERS OF THE PREMISES SURVEYED AND TO GRACY TITLE A-STEWART COMPANY

COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS
REGISTERED
MICHAEL J. LANCASTER
5529
PROFESSIONAL SURVEYOR

CHERYL TBLK

FIELD WORK	JESUS	10/14/09
CALCULATIONS	AJAN	10/15/09
DRAFTING	JOSE	10/15/09
FINAL CHECK	M.L.	10/15/09
CORRECTIONS	JOSE	10/15/09
UP DATE		

X *Nathan Pruitt*
Nathan Pruitt

X *Angela Pruitt*
Angela Pruitt