



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, March 03, 2022 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Dean Erickson, Vice Chair
Ashley Bobel
Minnie Glosson-Needham
Nichole Prescott
Steve Mallett

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
City Treasurer Shawn Cox
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera

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)

MINUTES

- 1. Discuss and consider approval of the January 13, 2022, Historic Preservation Commission regular meeting minutes.**

BUSINESS

- 2. Public hearing and consideration of approval regarding COA2022-0001: Application for Certificate of Appropriateness for adaptive reuse of existing homestead and demolition of non-contributing historic structures for property located in the Old Fitzhugh Road**

Historic District at 505 Old Fitzhugh Road, Dripping Springs, Texas. Applicant: Jon Thompson, J Thompson Professional Consulting

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2022-0001

- 3. Presentation, discussion and possible action regarding the Historic Preservation Commission Fiscal Year 2023 budget recommendations.**
- 4. 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

- 5. Landscape Improvements Committee**
Commissioner Minnie Glosson-Needham
- 6. 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

April 7, 2022, at 11:00 a.m.
May 5, 2022, at 11:00 a.m.
June 2, 2022, at 11:00 a.m.

City Council Meetings

March 15, 2022, at 6:00 p.m.
April 5, 2022, at 6:00 p.m.
April 19, 2022, at 6:00 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 **February 28, 2022, at 1:00 p.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 COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, January 13, 2022 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Lewis called the meeting to order at 4:00 p.m.

Commission Members present were:

Bruce Lewis, Chair
Dean Erickson, Vice Chair
Ashley Bobel
Nichole Prescott

Commission Member absent was:

Minnie Glosson-Needham

Staff, Consultants & Appointed/Elected Officials present were:

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)

No one spoke during Presentation of Citizens.

MINUTES

1. Discuss and consider approval of the November 4, 2021, and December 2, 2021, Historic Preservation Commission regular meeting minutes.

a. November 4, 2021, Minutes – A motion was made by Commissioner Bobel to approve the November 4, 2021, Historic Preservation Commission regular meeting minutes. Vice Chair Erickson seconded the motion which carried unanimously 4 to 0.

b. December 2, 2021, Minutes – A motion was made by Commissioner Bobel to approve the December 2, 2021, Historic Preservation Commission regular meeting minutes. Vice Chair Erickson seconded the motion which carried unanimously 4 to 0.

BUSINESS

2. Public hearing and consideration of approval of COA2021-0009: Application for Certificate of Appropriateness for tree removal for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, PE

a. Presentation – Applicant Andrew Dodson presented the item and is requesting to keep three (3) of the trees that are living and to remove the remaining dead trees.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends removal of all dead trees as listed on the tree survey.

c. Public Hearing – No one spoke during the Public Hearing.

d. COA2021-0009 – A motion was made by Commissioner Prescott to approve COA2021-0009: Application for Certificate of Appropriateness for tree removal of dead trees as listed in the tree survey, for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

3. Public hearing and consideration of approval of COA2021-0012: Application for Certificate of Appropriateness for the rehabilitation of an existing dwelling and new residential addition for property located in the Hays Street Historic District at 340 Bluff Street, Dripping Springs, Texas. Applicant: Colt Clements

a. Presentation – No presentation was given.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the condition that the applicant obtain the required permits prior to beginning work, to include building permits.

c. Public Hearing – No one spoke during the Public Hearing.

d. COA2021-0012 – A motion was made by Vice chair Erickson to approve COA2021-0012: Application for Certificate of Appropriateness for the rehabilitation of an existing dwelling and new residential addition for property located in the Hays Street Historic

District at 340 Bluff Street, Dripping Springs, Texas with conditions as presented by staff. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

4. Public hearing and consideration of approval of COA2021-0011: Application for Renewal of Expired Certificate of Appropriateness for which the project scope has not changed, for necessary repairs and exterior alterations for property located at 345 Mercer Street, Dripping Springs, Texas. Applicants: Terry Polk, and Pug and Janet Rippy

a. Presentation – No presentation was given.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the condition that the applicant obtain the required permits prior to beginning work, and that approval is for design concept and COA application determination only and staff shall review submittal construction documents for consistency with COA prior to issuance of building permits.

c. Public Hearing – No one spoke during the Public Hearing.

d. COA2021-0011 Renewal – A motion was made by Commissioner Bobel to approve COA2021-0011: Application for Renewal of Expired Certificate of Appropriateness for which the project scope has not changed, for necessary repairs and exterior alterations for property located at 345 Mercer Street, Dripping Springs, Texas with conditions as presented by staff. Vice Chair Erickson seconded the motion which carried unanimously 4 to 0.

COMMITTEE REPORTS

5. Landscape Improvements Committee
Commissioner Minnie Glosson-Needham

No report at this time.

6. Parking Lot Improvements Committee
Commissioners Dean Erickson and Tim Brown

No report at this time.

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.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS**Historic Preservation Commission**

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

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

April 7, 2022, at 4:00 p.m.

City Council & Board of Adjustment Meetings

January 18, 2022, at 6:00 p.m. (CC)

January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)

February 1, 2022, at 6:00 p.m. (CC & BOA)

February 8, 2022, at 5:00 p.m. (Exceptions & Waivers)

February 15, 2022, at 6:00 p.m. (CC)

February 22, 2022, at 5:00 p.m. (Exceptions & Waivers)

ADJOURN

A motion was made by Commissioner Prescott to adjourn the meeting. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 4:31 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **February 28, 2022**

Project: **505 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Jon Thompson w/submittal by Hip Hop Design Studio, Austin, TX**

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

Base Zoning: **GR-HO**

Proposed Use: **Commercial- Restaurant / Event Venue**

Submittals: Current Photograph Concept Site Plan Exterior Elevations
 Color & Materials Samples [Color & Materials Images & Concept Renderings](#)
 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: "Restaurant & Event Space" development on a 7.38 ac. site.

COA Application Scope:

- A) Demolition of Structures (2): (i) Existing Non-Contributing Garage (ii) Existing Non-Contributing House Additions**
- B) Adaptive Reuse: of the Existing Homestead for Event Space (740 sf), w/New Restrooms & HVAC addition (500 sf)**
- C) New Buildings (3): Restaurant Entry & Bar Dining- (2,160 sf); Dining Room - (5,000 sf); Kitchen & Restrooms - (2,500 sf). Total of all New Buildings: (9,660 gsf)**
- D) Site Development: Driveways, parking, pathways, supporting utilities and infrastructure.**

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Staff Review, General Findings, Recommendation: “Approval in Concept “with Conditions*”

General Compliance Determination- Compliant Non-Compliant Incomplete

***Staff Recommended Conditions of Approval:**

- 1. **COA Scope Limited: To proposed Buildings and Site Work as per COA Application. Future development (if proposed) shall require separate COA’s.**
- 2. **City Permits Required: Demolition; Site Development; Building Permits.**
- 3. **Staff Review of Concept Development: Site Plan and Architectural Concept development shall be reviewed by Staff at Site Development and Building Permits, for consistency with the approved COA & OFR Design & Development Standards.**
- 4. **Coordination with City Projects Required: OFR TIRZ Project; City Utilities, etc.**

CERTIFICATE OF APPROPRIATENESS

Staff Review Summary:

#505 Old Fitzhugh Road- Historic Resource References & Analysis:

Former Residence: The existing (1) story, wood-framed house 1,620 sf, c. 1930 is designated a “Low” Preservation Priority in historic preservation surveys on file. Converted to commercial lease space and extensively remodeled to the degree that historical significance is largely lost, it is now characterized as “altered such that (it lacks) architectural distinction or integrity.” (Roark Foster “Historic Resources Survey Report” HSR 2014- Site RFC #17 / HHM Site #52).

Detached Garage: The separate, (1) story, wood-framed 480 sf Garage/ Shed is characteristic of the accumulated assortment of Owner-built rough utility sheds and outbuildings in the District but is not mentioned in either RFC’s 2014 HSR or Hardy-Heck Moore’s original assessment. Built of contemporary materials and methods, it has likewise been altered, is in poor condition, and may also be considered a “Low” Preservation Priority and “Non-Contributing.”

Accumulated Additions: Similarly, the existing rear “add-ons” to the existing homestead are, in this particular case, likewise built with ahistorical materials and construction methods. They are also in poor condition and are judged to be “Non-Contributing” portions of the historic resource.

Development Approach (per COA Application): Adaptive reuse of the existing homestead for an Event Space, with proposed demolition of the non-contributing (existing) structures (cumulative alterations to the existing homestead and garage). New Restaurant grouping is placed at the back of the site, connected by pathways and gathering spaces. Site work includes driveways, parking and supporting infrastructure.

As a concept, the development approach is well conceived and abundantly illustrated. The restaurant proposal shows considerable restraint vs. allowable zoning uses and intensity; a “light touch” on a large, key and sensitive site. Architectural concepts are well-aligned with the OFR Design and Development guidelines, working with history while introducing a compatible and contemporary look and feel.

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Proposed Scope of Work (per COA Application):

- A. **Demolitions:** The Applicant proposes demolition of the Garage structure as necessary to accommodate commercial driveway and utilities access to the new restaurant and parking in the rear of the property and proposes demolition of the rear “Accumulated Additions” portions of the house structure to recover the roofline, form and character of the original homestead, while making room for a small, new rear addition for supporting restrooms and HVAC equipment. Staff has carefully considered the Applicant’s arguments and demolition proposals for both structures and no exceptions are taken to either.

- B. **New Buildings:** Three (3) new commercial buildings are proposed, located at the rear of the property, providing new restaurant uses and vitality to the OFR District. Design concepts for all appear to be consistent with the rustic, rural scale and character of OFR and are found to be compatible with the surroundings.
 - a. **Restaurant Entry & Bar Dining Building** (2,160 sf), with single story massing, fronts a landscaped entry and patio.
 - b. **Dining Room Building** (5,000 sf), is the largest structure of the restaurant complex and its signature structure and is conceived with articulated rooflines and a single-story massing.
 - c. **Kitchen & Restrooms Building** (2,500 sf), is a smaller support structure, also of small-scale, single-story massing. The dining group of buildings open onto flanking Outdoor Dining and Patio spaces which capitalize on the site’s very significant grove of mature oak trees to be preserved. A proposed Gathering Space under the existing tree canopy connects the Restaurant with the Event Space in the adaptively reused structure at the front of the site.

Together this cluster of Restaurant buildings creates a unique dining experience and architectural response to the site. The proposed architectural concepts are well-scaled and respectful of the rustic rural architectural materials and character of OFR, while introducing compatible modern motifs and palette of materials. Staff review of architectural concept development is recommended as the project moves forward through the Permit stages.

- C. **Site Development:** Supporting the proposed development program are the related and required site improvements to enable it. These include a single, consolidated access driveway from Old Fitzhugh Rd (at the South end of the OFR frontage) which threads between the existing trees, with an onsite parking lot set back from the OFR frontage at the rear of the property, sidewalks, walkways and trail system connections, utilities, drainage & water quality features. Tree protection is paramount and an integral part of the proposed development. Parking requirements and a Tree Preservation Plan will be reviewed by Staff at the Site Development level. Coordination with proposed City Projects (TIRZ OFR Project, City-Wide Trail Plan, utilities, etc.) and their mutual benefits, will also be cooperatively discussed during Site Development.

* * *

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“Old Fitzhugh Road Design and Development Standards”

The proposed project is found to be consistent with applicable Standards (review comments below). “Approval with Conditions” (as detailed above) is recommended.

Character/Vision: Consistent: “Historic Small Farmsteads; Eclectic Revitalization- new/old.”

Design Principles: Consistent: “Protect Historic Farmstead Scale & Character.” “Promote Rustic Look/Feel of OFR (frontage), with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties.” “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: Restaurant Uses are preferred / allowed by GR/HO Zoning.

Site Planning & Building Placement: Consistent: “Site Buildings within Existing Trees & Landscape Features.” Existing Trees contributing to OFR & Site are largely preserved (Tree Preservation Plan).

Parking Arrangement: Consistent: “Onsite Lots @ Rear of Property.” Shared Use parking arrangement is well located & provides capacity for proposed uses and events.

Building Footprint / Massing / Scale: Consistent: “5,000 sf max contiguous footprint” allowed vs. proposed new Buildings, and well-articulated building massing & architectural elements of 5,000 gsf footprint (“Dining Building”) per plans & massing studies.

Street Frontage / Articulation: Consistent: “45’ articulation increments” allowed; design approach complies.

Porches: Consistent: “Front Porches / Awnings @ Entries- (across) min. 50% of Frontage” required; vs. full width Front Porch Frontage provided @ adaptively-reused existing House.

Roofs: Consistent: “Sloped Metal Roofs or 30-Yr Comp Shingles” required; vs. Standing Seam or Corrugated (@ OFR Frontage Buildings) / Galvanized (@Barn Building) Metal Roofs.

Materials: Consistent: “Maintain Historic (look) Native Stone or Wood on all Walls- 75% of the net (Elevation) sf’s. Wood Porch Structures & Trim. OK per Materials Palette & Imagery.

Color Palette: Consistent: “Full range of hues allowed. Color Palettes to be approved.” Proposed color palettes per Renderings & are OK.

Tree Preservation: Consistent subject to Conditions: “Replace (hardwood) trees over 8” (caliper in. dia.); Preserve Heritage Trees (over) 24” (caliper in. dia.). Building Placement appears to largely preserve the majority of the trees on site, and the frontage trees contributing to the character of the OFR HD. The illustrated approach is acceptable in concept, subject to submittal, review & approval of Landscape Plans & Tree Preservation, Removal & Replacement Strategy at Site Development Permit.

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Landscape Features: N/A- No affect to existing Landscape Features.

* * *

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 review above.](#) Compliant Non-Compliant Not Applicable
- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment. [Low Preservation Priority- N/A.](#)
 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. [Rooflines, Chimney.](#)
 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. [N/A.](#)
 Compliant Non-Compliant Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected. [Not Contributing- N/A.](#)
 Compliant Non-Compliant Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible. [Existing Fireplace & Chimney preserved.](#)
 Compliant Non-Compliant Not Applicable

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(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. [Compatible mix: New vs. Historic.](#)

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.

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.

Compliant Non-Compliant Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”
Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

- Building Footprint Expansion/Reduction?** Yes No
- Façade Alterations facing Public Street or ROW?** Yes No
- Color Scheme Modifications?** Yes No
- Substantive/Harmful Revisions to Historic District?** Yes No

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



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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Jon Thompson, J Thompson Professional Consulting

Mailing Address: PO Box 172, Dripping Springs, Texas 78620

Phone Number: (512) 568-2184 **Email Address:** jthompsonconsultingds@gmail.com

Name of Owner (if different than Applicant): Los Olivos Village, LLC

Mailing Address: 222 N. Expressway, Ste # 210, Brownsville, Texas 78521

Phone Number: (512) 415-2265 or (956) 832-3152

Address of Property Where Structure/Site Located: 505 Old Fitzhugh Road,
Dripping Springs, Texas 78620

District Located or Landmark: **Mercer Street** **Old Fitzhugh Road** **Hays Street**
 Individual Landmark (Not in an Historic District)

Zoning Classification of Property: General Retail (GR)

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Restaurant and accompanying improvements

Description of Proposed Work: Adaptive reuse of the existing homestead and proposed demolition of the non-contributing historic structures on site (accumulated alterations to the existing homestead and garage). The existing homestead will be converted into an event space with large front porch to socially energize Old Fitzhugh Road. The design intent is to recover the historic character of the existing homestead by restoring the gable roof profile and preserve the original fireplace and stonework. An addition of approximately 500 SF to the existing homestead will provide support services such as ADA compliant restrooms and mechanical space. A new restaurant will be constructed at the back of the site to preserve the existing tree canopy. The existing garage will be demolished to create driveway access to the new restaurant. The existing homestead and new restaurant will be connected by a series of pathways and nature trails to support the communal gathering spaces planned for the mature grove of trees.

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:

See previous question on scope of work; both questions were answered in one response.

Estimated Cost of Proposed Work: \$250,000 +/- (subject to engineer/architect/contractor estimates with preparation of plans)

Intended Starting Date of Proposed Work: ASAP (or as soon as approved for site plan)

Intended Completion Date of Proposed Work: six to nine months from commencement of work

ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- 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
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

Jon Thompson
Signature of Applicant

February 18, 2022
Date

Signature of Property Owner Authorizing the Proposed Work

Date

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.

Site photos



Existing homestead from Old Fitzhugh Road

Site photos



Existing homestead

Site photos



Existing homestead – propose restoration of original gable roof profile

Site photos



Non-contributing addition to existing homestead, to be removed.

Site photos

Item 2.



Non-contributing addition to existing homestead, to be removed.

Site photos



Existing homestead fireplace to remain

Site photos



View of fireplace from inside existing homestead.
Existing fireplace to remain.



Site photos



Existing garage to be removed.



Existing garage to be removed.

Site photos



Open space adjacent to existing homestead

Site photos



Tree canopy near existing homestead



Site photos



Tree canopy

Site photos



Grass land and open space

Survey of existing conditions

- Contributing historic structure to remain
- Existing structures to be removed



Site development features



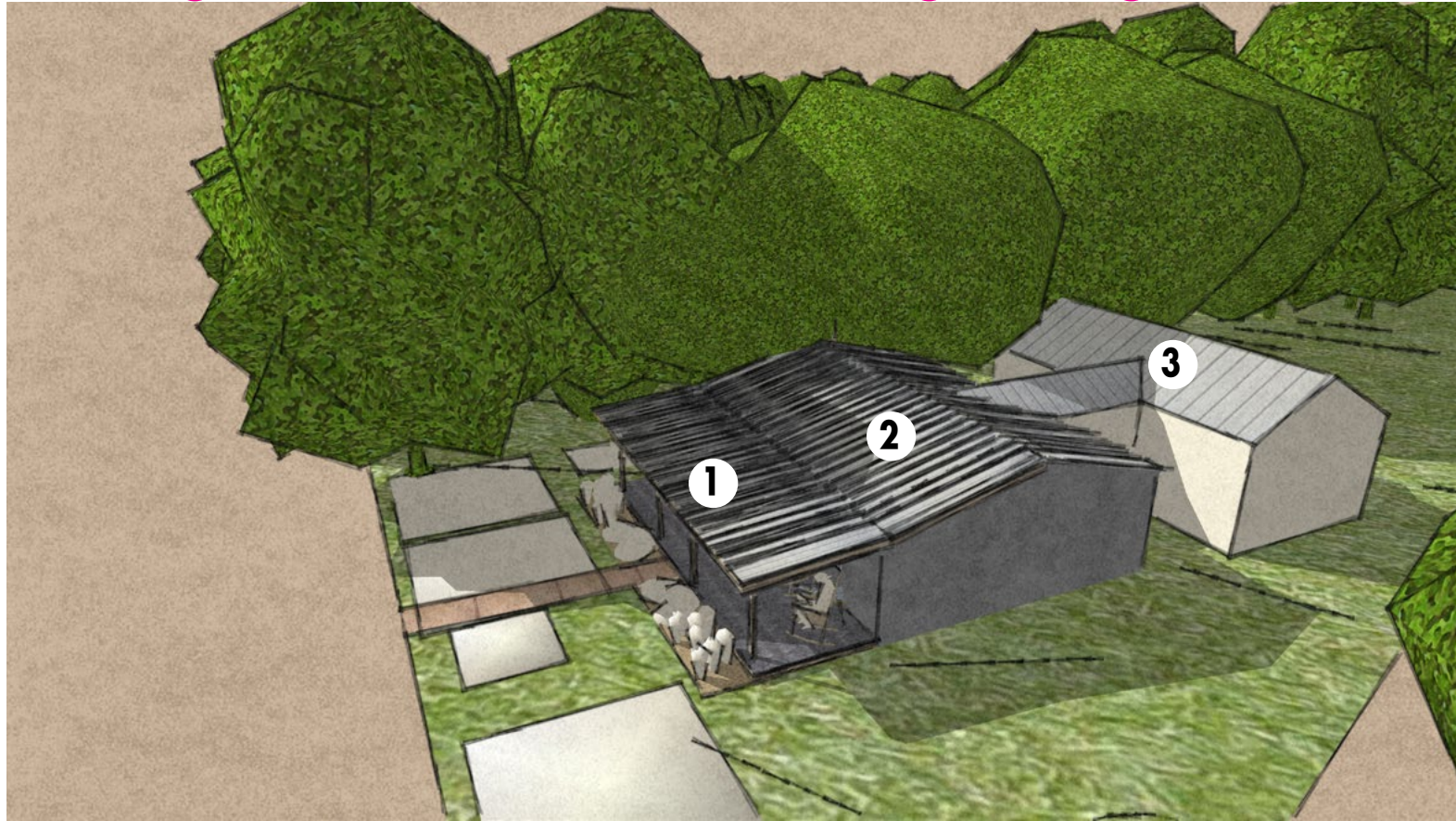
1. Non-contributing structure to be removed for entry drive.
2. Drive follows natural clearing so no trees need to be removed for new drive. Re-use of existing curb-cut.
3. Parking lot is designed around existing trees. 74 parking spaces to be provided.
4. Addition to existing structure for ADA restrooms & mechanical equipment.
5. Adaptive reuse of existing homestead
6. Non-contributing addition to be removed
7. Outdoor gathering space.
8. New Restaurant.
9. Old Fitzhugh Trail (shared use path)

Existing structure site plan

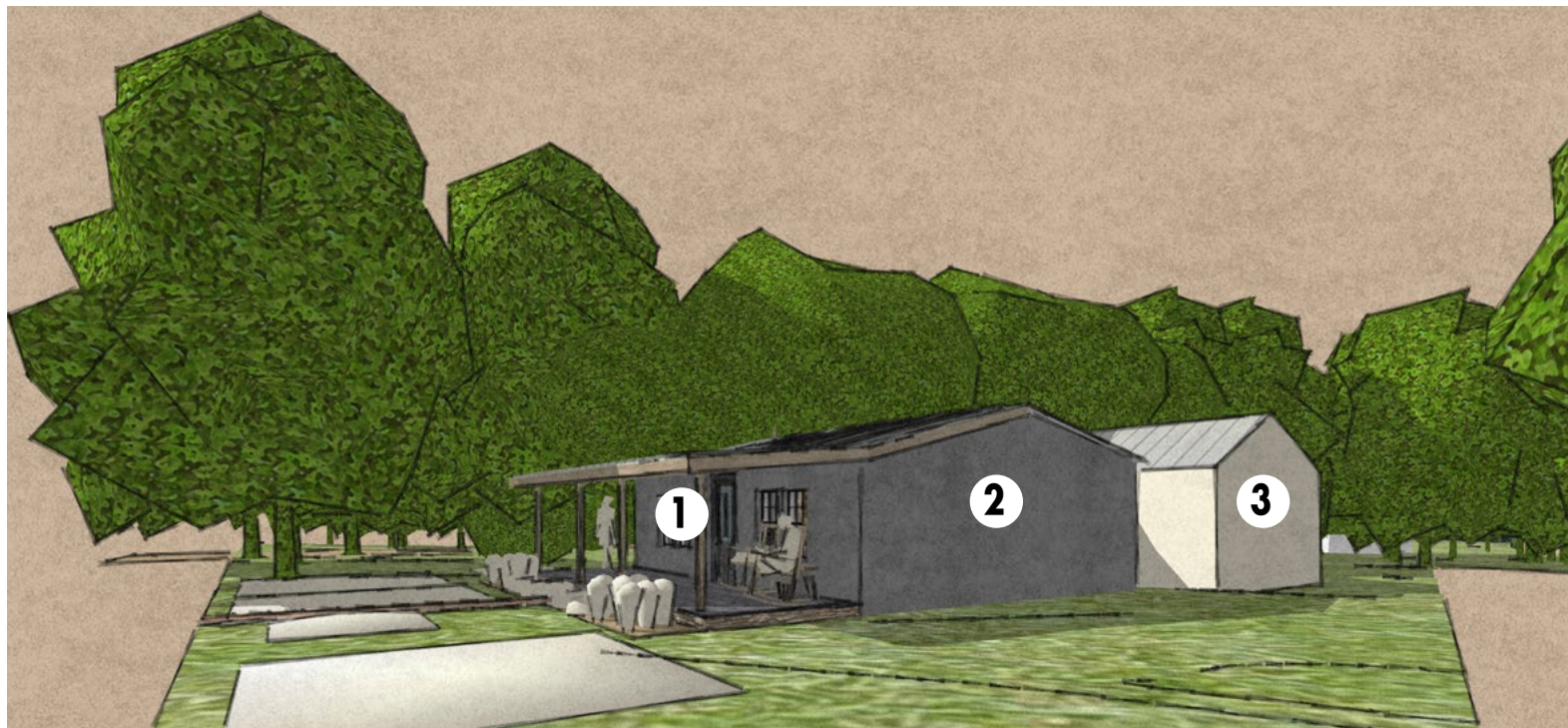


1. Existing homestead porch
2. Existing homestead (Event Space)
740 gsf
24' x 30'
3. Addition to existing homestead for restrooms & mechanical equipment.
500 gsf
16' - 8" x 30'
4. Entry Drive
5. Old Fitzhugh Trail (shared use path)
6. Pathways for nature walk and place making.
7. Gathering spaces in existing tree canopy.
See reference imagery.

Existing structure massing diagram



1. Existing homestead porch
2. Existing homestead (Event Space)
740 gsf
24' x 30'
3. Addition to existing homestead for
restrooms & mechanical equipment.
500 gsf
16' - 8" x 30'



Concept design for reconstruction of existing homestead



Concept design for reconstruction of existing homestead



Concept design for reconstruction of existing homestead



Material board for reconstruction of existing homestead

Reclaimed farmhouse door.



Standing seam metal roof.



Extruded cement tile @ patio



Flagstone at base.



Existing masonry chimney



Cypress framed porch.

New construction site plan

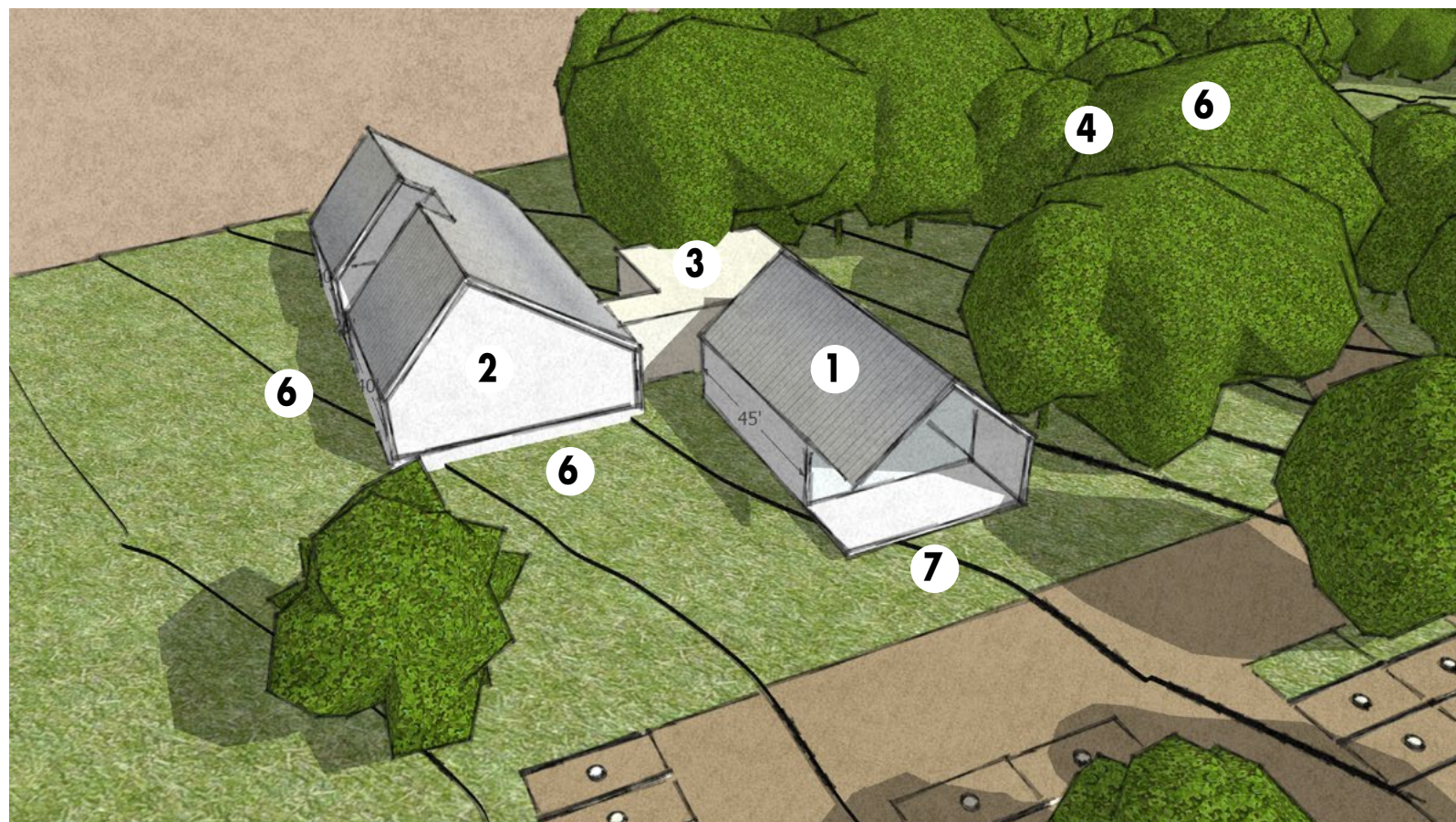
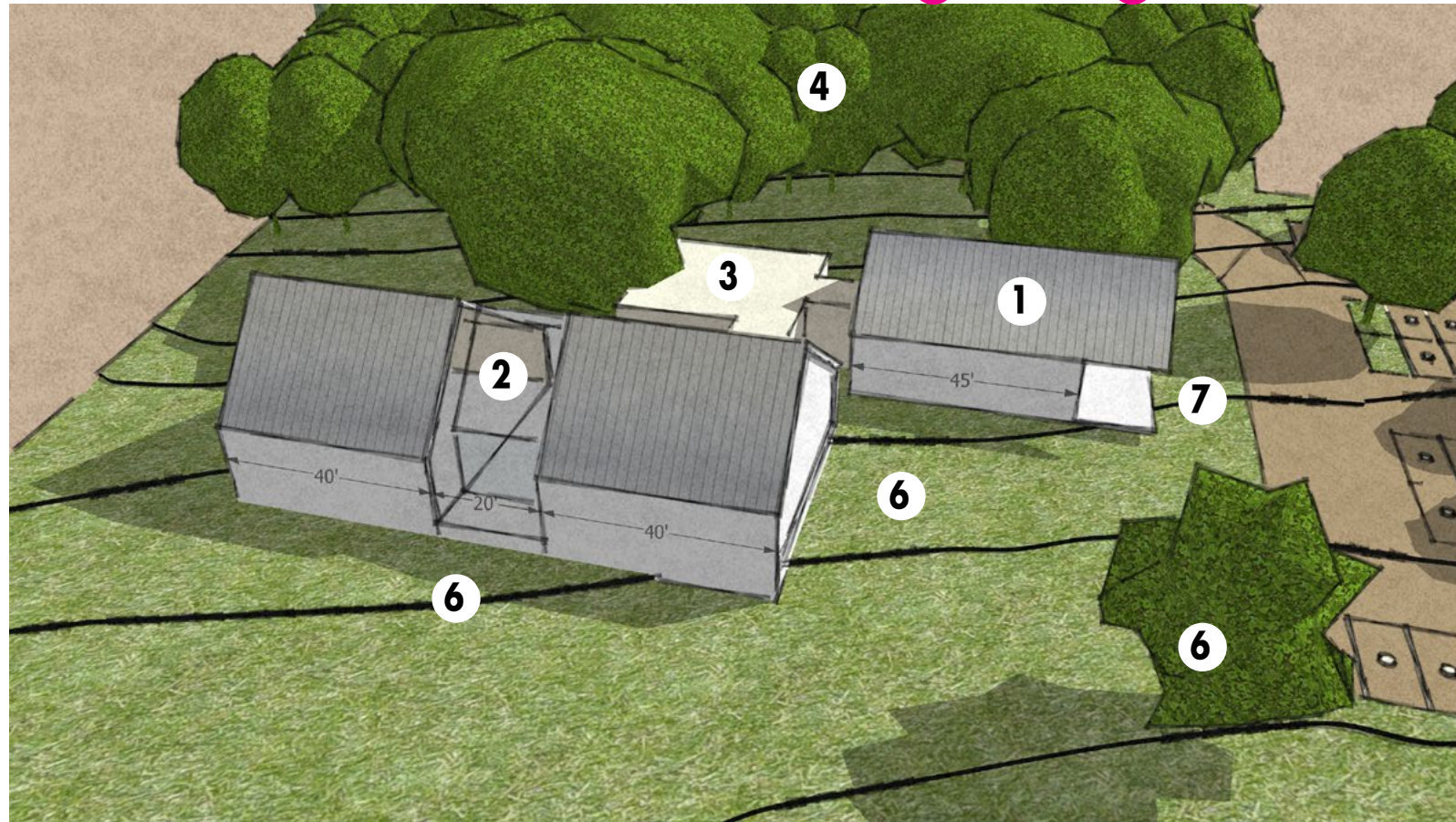


1. Restaurant Entry & Bar Dining
2,160 gsf
36' x 60'
2. Dining room
5,000 gsf
50' x 100'
3. Kitchen & Restrooms
2,500 gsf
50' x 50'
4. Gathering space in existing tree canopy.
See reference imagery.
5. Pathways for nature walk and place making.
6. Outdoor dining & patio space.
7. Landscaped entry and patio.

Item 2.

New construction massing diagram

Item 2.



1. Restaurant Entry & Bar Dining
2,160 gsf
36' x 60'
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5,000 gsf
50' x 100'
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See reference imagery.
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New construction reference imagery



New construction material palette

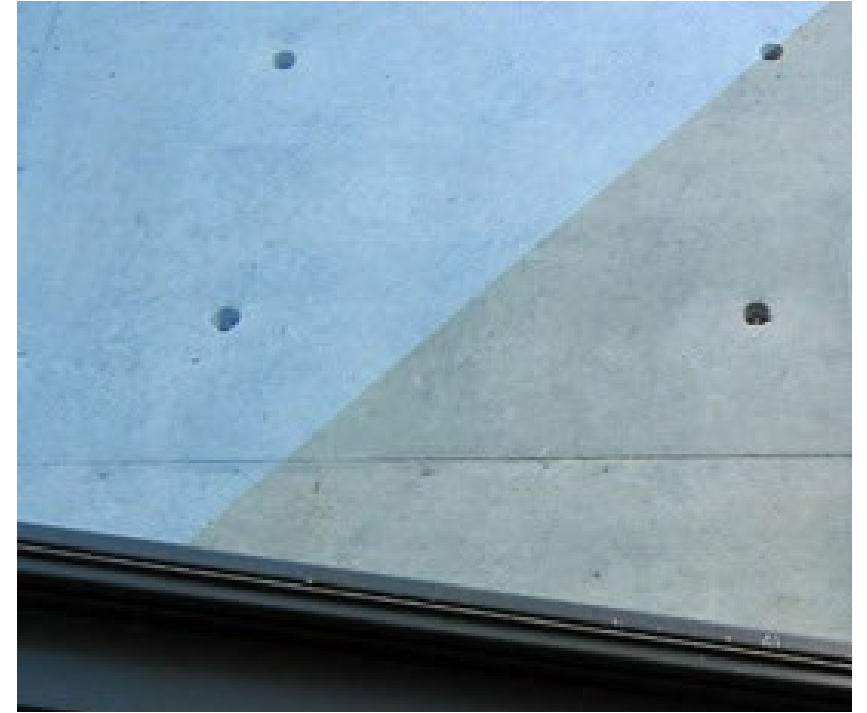
Cold rolled steel @ accents Reclaimed wood



Textured steel panels



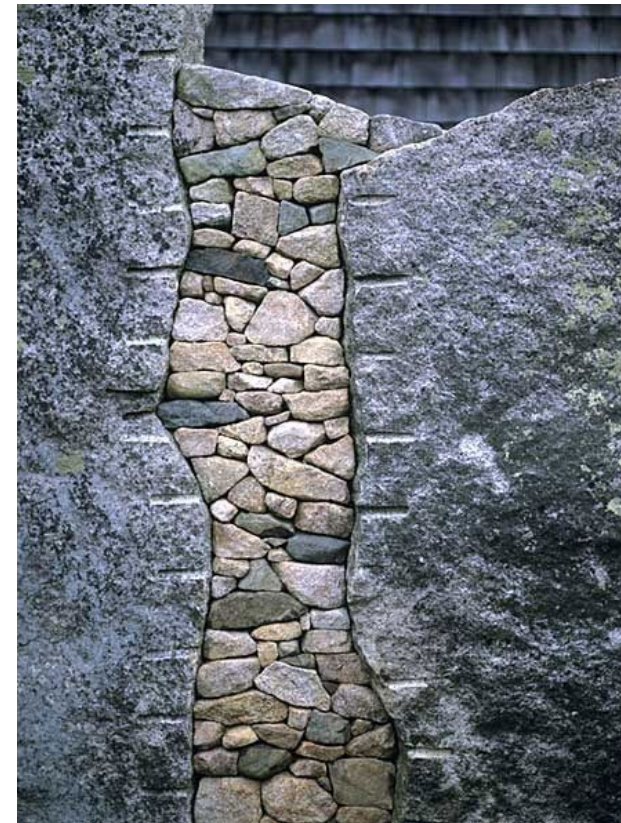
Glass



Cypress wood siding & ceilings



Flagstone at base



Bespoke masonry details



Rammed earth accent wall

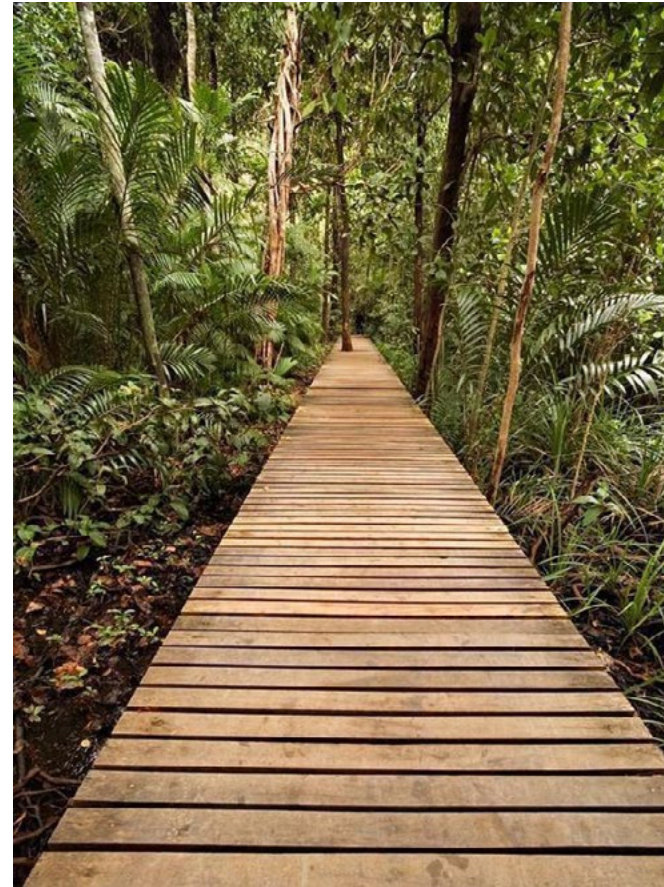
Outdoor gathering spaces



Whimsical follies accentuate the beauty of existing heritage trees on site.



Contrast between organic landscaping and minimal lines help to shape the landscape.



Wooden decks allow pathways to delicately touch the landscape and navigate around the grove of existing mature trees.



Place making within the landscape.



DRIPPING SPRINGS
Texas

Open spaces, friendly faces.

City of Dripping Springs
FY 2023 Tax Rate & Budget Adoption
Important Dates & Deadlines

Approved by Council: February 1, 2022

The attached Budget Calendar outlines the statutory dates and planning activities for City Staff, Boards, Commissions, Committees and City Council as they relate to the Budget Process for Fiscal Year 2023. Calendar activities in RED note deadlines for staff & City Council, and Public Notifications. The Finance Director will coordinate with City Administration, the City Attorney and City Secretary regarding all notices, ordinances and resolutions as adopted, to include filing the proper documents with County and State Entities. The City Council will hold four meetings regarding the Tax Rate and Budget Adoption:

- June 21, 2022: Budget Workshop
- July 19, 2022: Budget Workshop and Set Proposed Tax Rate
- August 02, 2022: Budget Workshop, Public Hearings on Tax Rate and Budget, and Possible Adoption of the Budget*
- August 16, 2022: Adoption of Approved Budget and Tax Rate, and Ratification of Tax Rate**

**The Council may choose to either adopt the budget or postpone adoption to the following meeting on August 16, 2022.*

***If the total property tax revenue is raised, the Council will need to Ratify the Tax Rate with a resolution.*

All other calendar dates are related to the budget planning process for city staff to include recommendations from boards, commissions, and committees. Budget process activities are listed below each calendar for reference. The following boards, commissions and committees will submit budget recommendations:

- DSRP Board of Directors
- Economic Development Committee
- Emergency Management Commission
- Farmers Market Committee
- Founders Day Commission
- Historic Preservation Commission
- Parks & Recreation Commission
- TIRZ No. 1 & No. 2 Board
- Transportation Committee

The Finance Director will provide staff with the proper forms and budget planning materials related to individual requests and department requests. Staff will work with their supervisor and the Finance Director to draft and submit their requests, and Staff Liaisons to Boards, Commissions and Committees will hold meetings to discuss and provide recommendations for requests. The City Secretary will make sure that each meeting following approval of the Budget Calendar has a budget review/recommendation added to the abovementioned board and commission agendas. The City Secretary does not draft committee agendas but is available to staff for assistance. Please make sure you attach, or forward for attachment documents for agenda discussion items.



City of Dripping Springs

FY 2023 Tax Rate & Budget Adoption

Important Dates & Deadlines

February 1, 2022	City Council Approval of Budget Calendar and Presentation on Legislative Changes to the Budget Process
April 15, 2022	City Staff Department Budget Requests Due (includes individual staff member requests submitted to supervisors and IT related requests)
May 6, 2022	Board, Commission and Committee Budget Recommendations Due; City Staff Employee Pay Recommendations Due from Department Heads
June 21, 2022	City Council Budget Workshop
June 24, 2022	Finance Director files Proposed Budget with City Secretary
July 5, 2022	City Council Budget Workshop, Set Proposed Tax Rate, and Discussion
July 19, 2022	City Council Budget Workshop
July 21, 2022	Publication of Notice of Proposed Tax Rate, and Tax Rate and Budget Public Hearings (Submit for publication July 15, 2022) Begin Continuous Notice of Proposed Tax Rate on City Website with Public Hearing Dates for Budget and Tax Rate Hearing, and Notice of Tax Rate
August 2, 2022	City Council Budget Workshop – Public Hearings on Tax Rate and Budget (<i>Must take action to either adopt or postpone adoption of the Budget to the August 16, 2022 City Council meeting</i>)
August 16, 2022	City Council Meeting – Adoption of Budget, Ratification of the Tax Rate (if total property tax revenue is raised) and Adoption of the Tax Rate
August 17, 2022	Publication of Tax Rate and Budget on City Website, File Tax Rate and Budget with County and State Entities
August 25, 2022	Publication of Notice of Approved Tax Rate and Budget (Submit for publication on August 19, 2022)

February 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
	CC Meeting- Budget Presentation & Budget Calendar Approval	DSRP Board Budget Discussion	Historic Preservation Commission Budget Discussion	**Staff obtain proper budget request forms from Finance Director
7	8	9	10	11
Parks & Recreation Commission Budget Discussion				
14	15	16	17	18
TIRZ Board Budget Discussion Founders Day Commission Budget Discussion			Farmers Market Committee Review Emergency Management Commission Budget Review	
21	22	23	24	25
		Economic Development Committee Budget Review		Departmental IT budget requests due to City Administrator
28				
Transportation Committee Budget Review				

Budget Activities

- Finance Director provides necessary budget information and request forms to develop individual and department budget requests.
- Staff begins meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff department heads review IT related software and equipment requests with City Administrator & Finance Director and determine any additional costs related to infrastructure. Requests due to City Administrator & Finance Director by February 25th.

March 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
		DSRP Board Budget Review	Historic Preservation Commission Budget Review	
7	8	9	10	11
<i>Staff review draft budget requests with supervisors and Finance Director</i>				
Parks & Recreation Commission Budget Review				
14	15	16	17	18
<i>Staff review draft budget requests with supervisors and Finance Director</i>				
TIRZ Board Budget Review Founders Day Commission Budget Review			Farmers Market Committee Budget Review	
21	22	23	24	25
		Economic Development Committee Budget Review	Emergency Management Commission Budget Review	
28	29	30	31	
Transportation Committee Budget Review				

***Dates may vary according to progress*

Budget Activities

- Staff continues meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff reviews draft budget requests with supervisors and Finance Director.

April 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
				1
4	5	6	7	8
Parks & Recreation Commission Budget Recommendation Final Approval		DSRP Board Budget Recommendation Final Approval	Historic Preservation Commission Budget Recommendation Final Approval	
11	12	13	14	15
TIRZ Board Budget Recommendation Final Approval Founders Day Commission Budget Recommendation Final Approval				City Staff Department Budget Requests Due (Includes individual staff requests)
18	19	20	21	22
			Farmers Market Committee Budget Recommendation Final Approval Emergency Management Commission Budget Recommendation Final Approval	
25	26	27	28	29
Transportation Committee Budget Recommendation Final Approval		Economic Development Committee Budget Recommendation Final Approval		

Budget Activities

- City Staff continues meeting with boards, commissions, committees, and council members to review and approve budget requests and recommendations.
- City Staff continues developing individual and department budget requests and updates them with feedback provided by City Administrators and Finance Director. Due by April 15th.
- City Administrator & Finance Director work with vendors and staff on options and costs for IT related expenses.

May 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
2	3	4	5	6
				Board, Commission, Committee, and Council Member Budget Recommendations Due
9	10	11	12	13
← City Administration Budget Development →				
16	17	18	19	20
← City Administration Budget Development →				
23	24	25	26	27
← City Administration Budget Development →				
30	31			
← City Administration Budget Development →				

Budget Activities

- All board, commission, committee, and council member recommendations due to Finance Director by May 6th.
- City Administrators and Finance Director draft proposed budget and review with staff and council members as necessary.

June 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
		1	2	3
		← Budget Review w/Mayor →		HOT Grant Program Recommendation Due
6	7	8	9	10
← Budget Review w/Mayor →				
13	14	15	16	17
20	21	22	23	24
	CC Meeting: - Budget Workshop			File Proposed Budget with City Secretary and Post on Website
27	28	29	30	

Budget Activities

- City Administrators & Finance Director meet with Mayor to finalize budget for submission to Council.
- City Council holds 1st budget workshop to review and discuss proposed budget on June 21st.
 - Review of Budget Process - Presentation of Draft Budget to be Filed – Review of Assumptions
- Finance Director files proposed budget with City Secretary.
- City Secretary posts proposed budget on city website and copy given to Receptionist for public review.

July 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
				1
4	5	6	7	8
	CC Meeting: - Budget Workshop			
11	12	13	14	15
18	19	20	21	22
	CC Meeting: - Budget Workshop - Set Proposed Tax Rate		• Publication of Proposed Tax Rate & Budget Public Hearings • Begin Continuous Notice on City website	
25	26	27	28	29

Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 2nd Budget Workshop on July 5th.
 - Review of General, Agriculture, Landscaping, Sidewalk, & PEG Funds
- City Council approves Proposed Tax Rate on July 13th.
- City Secretary submits notice to Century News and Hays Free Press regarding Public Hearing dates for proposed Tax Rate and Budget on July 15th for publication on July 21st.
- City Council holds 3rd Budget Workshop on July 19th.
 - Review of Wastewater, Utilities, Impact Fees, & TWDB Project
- City Secretary begins continuous notification of public hearings on City website on July 21st.

August 2022

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
1	2	3	4	5
	CC Meeting: - Budget Workshop - Public Hearings on Tax Rate & Budget - Adopt or Postpone Budget			
8	9	10	11	12
15	16	17	18	19
	CC Meeting: - Budget Adoption - Possible Ratification of Tax Rate - Adoption of Tax Rate	• Publication of Tax Rate & Budget on City website • File Tax Rate & Budget with County and State Entities		
22	23	24	25	26
			Publication of Notice of Approved Tax Rate & Budget	
29	30	31		

Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 4th Budget Workshop on August 2nd.
 - Review of Parks (General Fund), DSRP, Parkland Dedication, Parkland Development, & HOT
- City Council holds Public Hearings for proposed Tax Rate and Budget on August 2nd.
- City Council adopts Budget and Tax Rate on August 16th.
- Finance Director prepares Approved Budget for Fiscal Year 2023 with prescribed cover page.
- City Secretary submits notice to Century News and Hays Free Press regarding Approved Tax Rate and Budget on August 19th for publication on August 25th.
- City Secretary files Approved Tax Rate and Budget with Hays County and State Entities.