



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, November 03, 2022 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Senior Planner Tory Carpenter
City Planner 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)

MINUTES

- 1. Discuss and consider approval of the October 6, 2022, Historic Preservation Commission regular meeting minutes.**

BUSINESS

- 2.** Public hearing and consideration of approval of COA2022-0006: Application for Certificate of Appropriateness for the construction of two (2) office/retail buildings and associated parking on property located in the Old Fitzhugh Road Historic District at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. *Applicant: Andrew Dodson, P.E.*

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. COA2022-0006

- 3.** Discuss and consider approval of the 2023 Historic Preservation Commission meeting calendar.

COMMITTEE REPORTS

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

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

City Council Meetings

November 15, 2022, at 6:00 p.m.

December 6, 2022, at 6:00 p.m.

December 20, 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 **October 28, 2022, at 4:30 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, October 06, 2022 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:07 p.m.

Commission Members present were:

Dean Erickson, Chair
Delbert Bassett
Haley Hunt
Steve Mallett

Commission Members absent were:

Ashley Bobel, Vice Chair
Minnie Glosson-Needham
Nichole Prescott

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Senior Planner Tory Carpenter
City Planner 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 September 1, 2022, Historic Preservation Commission regular meeting minutes with corrections as recommended by the Commission.**

A motion was made by Commissioner Mallett to approve the September 1, 2022, Historic Preservation Commission regular meeting minutes with corrections to the minutes approval with Commissioner Hunt as the second. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

BUSINESS

2. **Public hearing and consideration of approval of COA2022-0005: Application for Certificate of Appropriateness for the building remodel and addition for a restaurant and bar on property located in the Mercer Street Historic District at 299 Mercer Street, Dripping Springs, Texas. Applicant: Roxie's, LLC**

a. Applicant Presentation – Applicant Frank Valdez and Roxie's, LLC representative Silver Garza presented project.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval with the following conditions:

- (1) Permits & City Ordinances: Obtain necessary Permits from the City of Dripping Springs and comply with all applicable Ordinances, including, but not limited to:
 - a. Site Development Permit
 - b. Building Permit
 - c. Lightning Ordinance
 - d. Landscape Ordinance
 - e. Signage Ordinance
- (2) Conditions for Approval in Concept:
 - a. Colors and Materials Palette @ Building Additions- needs additional design
 - b. information and shall be reviewed with Staff during Design Development prior to Building Permits. They shall be architecturally compatible with the existing building and comply with established Mercer St Design Standards (muted, rustic earth tone hues for walls, with a full range of hues allowed for doors, windows, and trim).
 - c. Roofs and Equipment Screening @ Building Additions- Flat roofs behind parapets are allowed at the proposed new additions. All rooftop equipment shall be screened from view from any adjacent property line.
 - d. Proposed Storage Container- needs additional design information and is not a part of this COA. Auxiliary Storage Buildings, if proposed, shall be site-built structures designed to be compatible in design and materials with the existing building, and meeting all applicable regulations, codes, and standards.
 - e. New window and door materials, trim colors, and details- shall be reviewed & approved by City Staff prior to issuance of Building Permits. New building

elements shall be compatible, consistent, and complementary to the building's history.

- (3) Staff Review and Assistance: Staff review, and assistance is recommended to provide support as needed during the discovery process, design development, permitting and building rehabilitation, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual.

c. Public Hearing – Dripping Springs Visitors Bureau CEO Pam Owens and Economic Development Committee Member Susan Kimball spoke in favor of approval.

d. COA2022-0005 – A motion was made by Commissioner Mallett to approve COA2022-0005: Application for Certificate of Appropriateness for the building remodel and addition for a restaurant and bar on property located in the Mercer Street Historic District at 299 Mercer Street, Dripping Springs, Texas, with staff recommendation and with the condition that the applicant obtain a separate Certificate of Appropriateness for signage. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

COMMITTEE REPORTS

Nothing to report at this time.

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.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

DSRP Board Meetings

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

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

City Council Meetings

October 18, 2022, at 6:00 p.m.

November 1, 2022, at 6:00 p.m.
November 15, 2022, at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 5:11 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **October 25, 2022**

Project: **Uriegas Dental Offices- #28495 & 28491 RR-12
Dripping Springs, TX 78620**

Applicant: **Andrew Dodson, PE / 512-577-2077 for Uriegas Development LLC**

Historic District: **Old Fitzhugh Road**

Base Zoning: **CS + HO**

Proposed Use: **(2) Office Buildings- Dental & Lease Space**

Submittals: ☒ Current Photographs ☒ Concept Site Plan ☒ Exterior Elevations
☒ Color & Materials: Photos & Materials Cut Sheets
☐ Sign Permit Application (if applicable)
☐ Building Permit Application (if applicable)
☐ Alternative Design Standards (if applicable)

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: COA for New Construction- Infill Development

☐ Preservation ☐ Rehabilitation ☐ Restoration ☐ Reconstruction ☐ Protection & Stabilization

Review Summary, General Findings: "Approval with Conditions."

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

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Staff Recommendations: “Approval in Concept with Conditions”

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permit, Signage Permit, etc).
- 2) **Approval in Concept:** Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Site Development and Building Permit Submittal Documents for consistency with this COA, prior to issuance of those Permits.
- 3) **Case-Specific Site Plan Conditions:**
 - a) **Rainwater Tank for Building #1-** relocate to east end of building @ RR-12, away from existing trees and out of the RR-12/Old Fitzhugh Road “Welcome to Dripping Springs” viewshed.
 - b) **Detention Pond-** verify pond depth (2’ per Engineer) and design details, including aesthetic treatments (i.e. native stone masonry walls to match buildings), at Site Development submittal.
 - c) **Sidewalks & Pedestrian Connectivity-** Coordinate with Planning & Zoning requirements, and with TIRZ OFR Project. Show all at Site Development submittal.

CERTIFICATE OF APPROPRIATENESS

Property Description: #28491 & 29495 RR-12

Existing Conditions: Site has been cleared, with no structures and a few existing trees remaining.

Historic District Contribution: “Non-Contributing.”

Historic Resource “Priority Rating:” “N/A”

Staff Review Summary: “Uriegas Dental Offices- Old Fitzhugh Road”

Site was cleared under a previous COA removing a dilapidated mobile home and dead trees. The Applicant now seeks a COA for new construction of two (2) new office buildings- one for dental office and the other for lease space, with associated parking, water quality and detention infrastructure & features.

The proposed site plan arrangement, the buildings massing and scale, and architectural design character and features all comply with the applicable OFR Historic District Development and Design Standards.

The proposed use is compatible, the proposed planning and design concept fits in well, and “Approval In Concept with Conditions” is recommended.

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Staff Findings & Recommendations:

- 1) **Findings for “Appropriateness.”** Staff finds the approach, design concept & proposal to be consistent with the vision, development guidelines and standards established for the **Old Fitzhugh Rd. Historic District** (see detailed Compliance Review below).
- 2) **Approval in Concept** is recommended. All necessary permits shall be obtained (Conditions of Approval #1, #2).
- 3) **Case-Specific Site Plan Conditions** include relocation of proposed rainwater tank for Building #1, clarification of Detention Pond design, detail and aesthetic treatments, and coordination of sidewalks and pedestrian connectivity elements with City requirements and projects, all to be satisfactorily addressed prior to issuance of Site Development permits. (Condition of Approval #3).

* * *

“Old Fitzhugh Rd. Design and Development Standards”

Compliance Review / Statement: The proposed scope of work as described in the Application and submitted information is found to be appropriate and consistent with applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

Character/Vision: Consistent: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel, with Gathering Spaces, etc; New Construction shall be compatible with surroundings.”

Design Principles: Consistent: “New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Mixed Use Rehab; Residential Rehab or Infill.”

Site Planning & Building Placement: Consistent: “Site Buildings within existing trees & landscape features.” Setbacks: Front / Rear > 10’; Sides > 5’ (verify @ Site Development).

Parking Arrangement: Consistent: “Onsite Lots @ Rear of Property.”

Building Footprint / Massing / Scale: Consistent: Proposed Building #1 = Dental Office (3,132 sf). Proposed Building #2 = Office Lease Space (2,784 sf). < / = 5,000 max.

Street Frontage / Articulation: Consistent: Proposed New Buildings Building massing meets 45’ max. articulation increment requirements (see architectural plans & elevations).

Porches: Consistent: Proposed architectural entries & awnings meet Porch requirements.

Roofs: Consistent: Proposed (new) Buildings- Standing Seam Metal Roofs meet requirements.

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Materials: Consistent: New materials (Hardi Board & Batten Siding, Native Stone Masonry Limestone) all meet requirements.

Color Palette: Consistent: Proposed color palette meets requirements (see photos- full range of hues allowed in OFR).

Tree Preservation: Consistent: All Remaining Existing Trees are preserved (see Site Plan).

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
- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
☐ 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 / contributing significance recognized and respected.
☐ Compliant ☐ Non-Compliant ☒ Not Applicable

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- (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.
- ☐ 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:

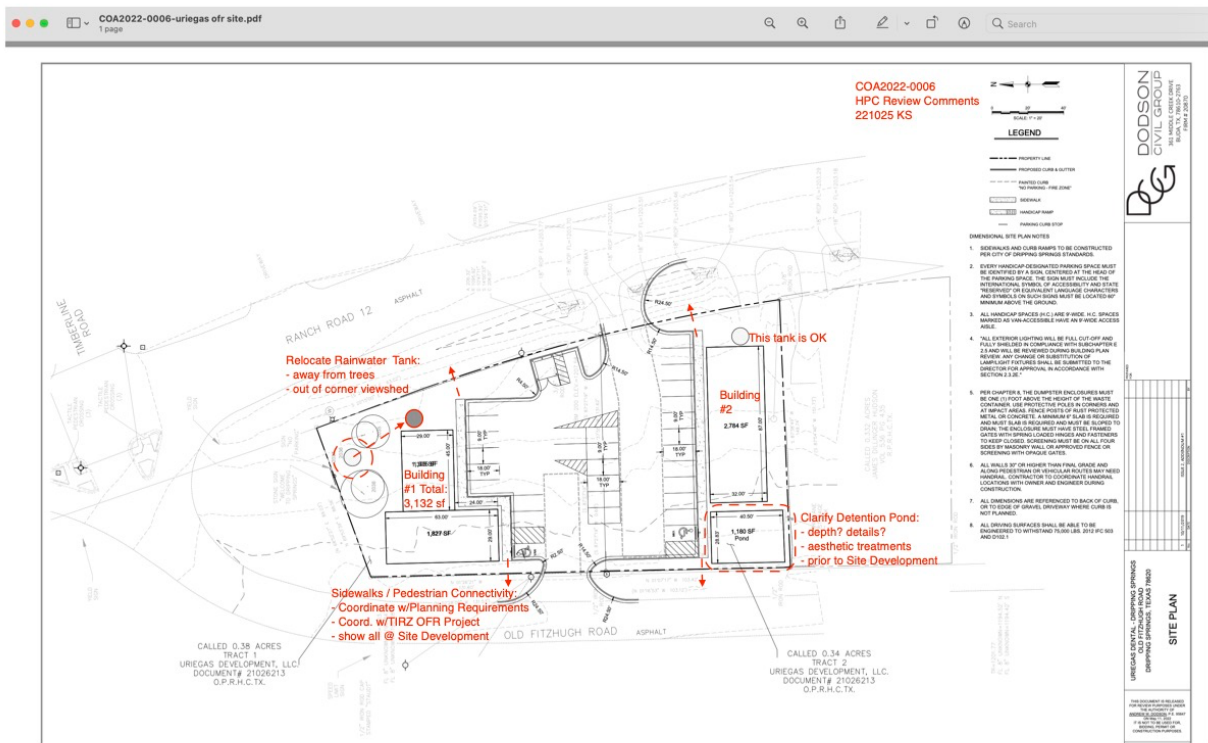
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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

[Signature]

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



Uriegas Dental / COA Review Comments
28491 & 28495 RR-12 / October 25, 2022 / KES

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: ANDREW DODSON, PE

Mailing Address: 361 Middle Creek, Buena

Phone Number: 512-748-3253 Email Address: DODSONCIVIL@gmail.com

Name of Owner (if different than Applicant): URIEGAS DEVELOPMENT, LLC

Mailing Address: 3304 ARROWHEAD CIR, ROUND ROCK TX 78681

Phone Number: 512-577-2077

Address of Property Where Structure/Site Located: 28495 & 28491
RANCH ROAD 12, Dripping Springs TX 78620

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

Zoning Classification of Property: CS

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):
Professional / Retail (future)

Description of Proposed Work: _____
 2 new office buildings one for dental office and the other as speculative office rental space with associated parking, water quality, and detention.

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

Project has removed a dilapidated mobile home and dead trees under previous COA approval. Proposed buildings build on the evolving character of Old Fitzhugh Road by adding complimentary buildings enhancing the entry into the historic district

Estimated Cost of Proposed Work: \$450,000
\$5000

Intended Starting Date of Proposed Work: Immediately upon approval

Intended Completion Date of Proposed Work: Summer 2023

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)
N/A

☐ Building Permit Application (if applicable)
N/A

☐ Application for alternative exterior design standards and approach (if applicable)
N/A

☐ Supplemental Design Information (as applicable)
N/A

Andrew DeLeon
Signature of Applicant

11/9/21
Date

John Ben Hur
Signature of Property Owner Authorizing the Proposed Work

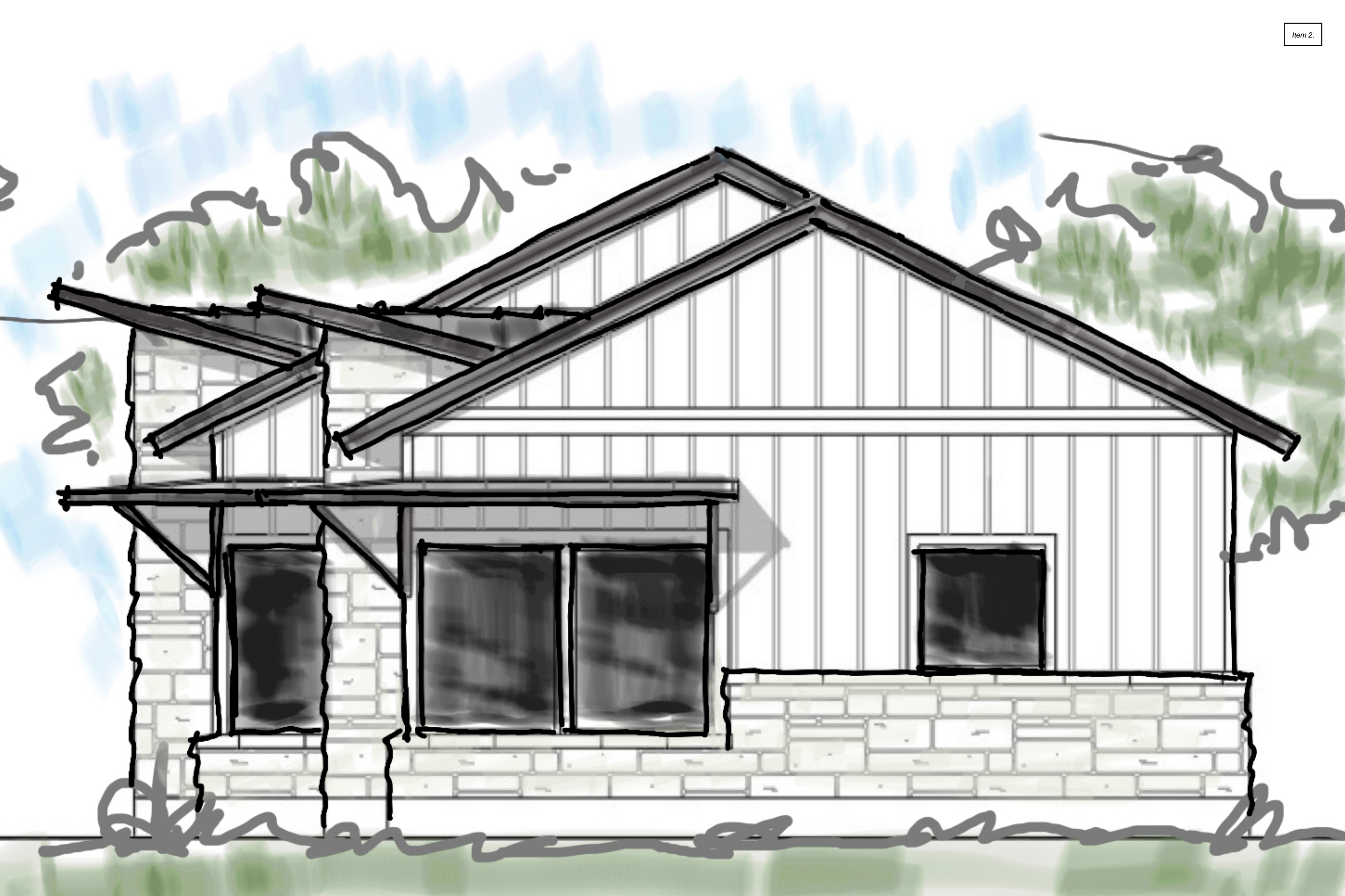
11-08-2021
Date





BUILDING 1 LEFT ELEVATION (FACING WEST AND OLD FITZHUGH)

NOT TO SCALE



BUILDING 2 RIGHT ELEVATION (FACING WEST AND OLD FITZHUGH)

NOT TO SCALE



Item 2.







dreamstime.com/mod

6





txstonesupply.com/big

7



TEXAS
STONE SUPPLY

817-579-0900



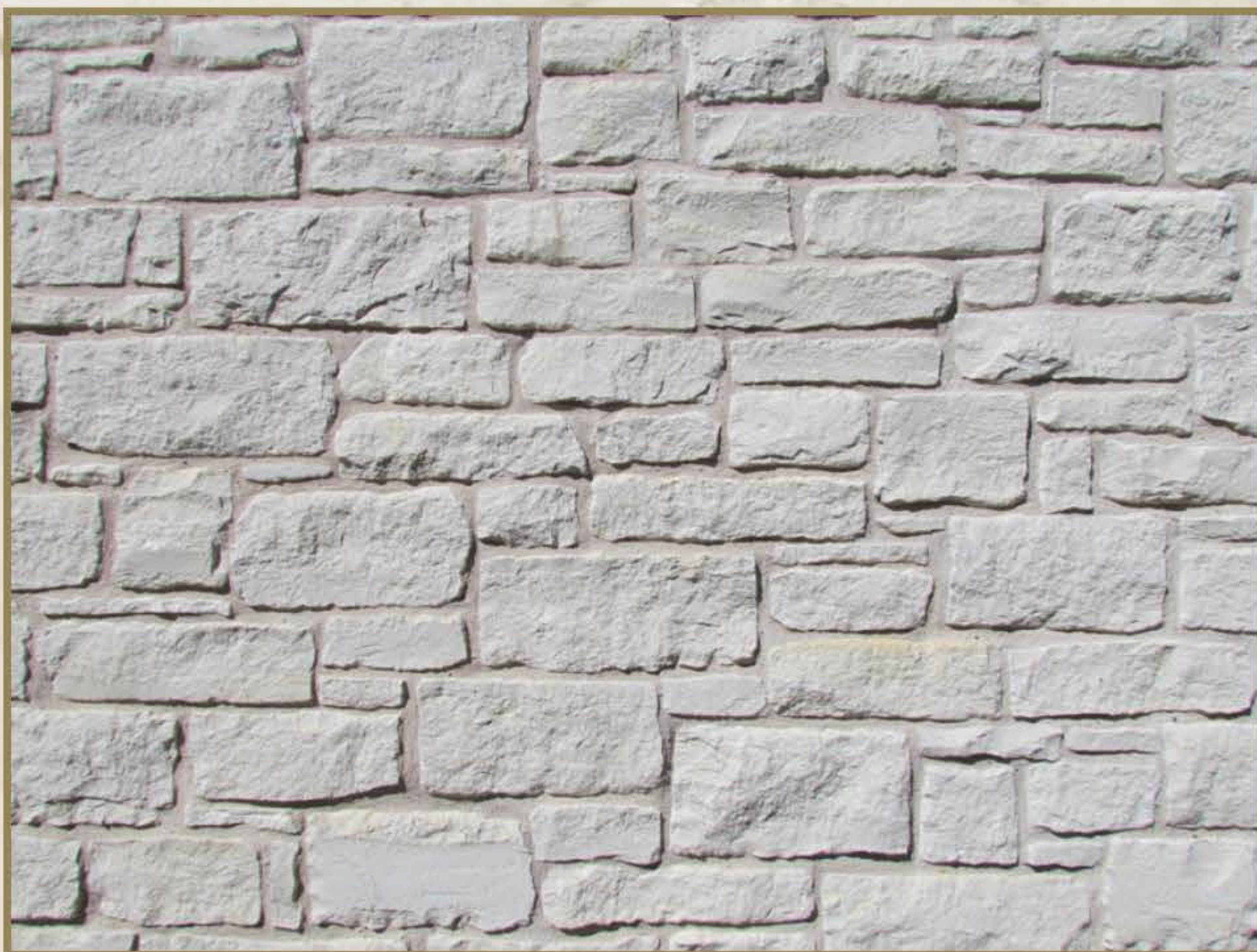
MENU

BACK



« Last

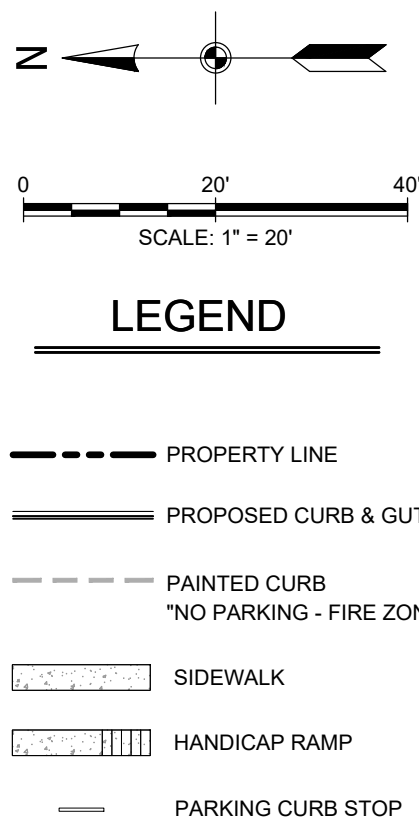
Next »



Austin White Tuscan Chop up close

« Last

Next »



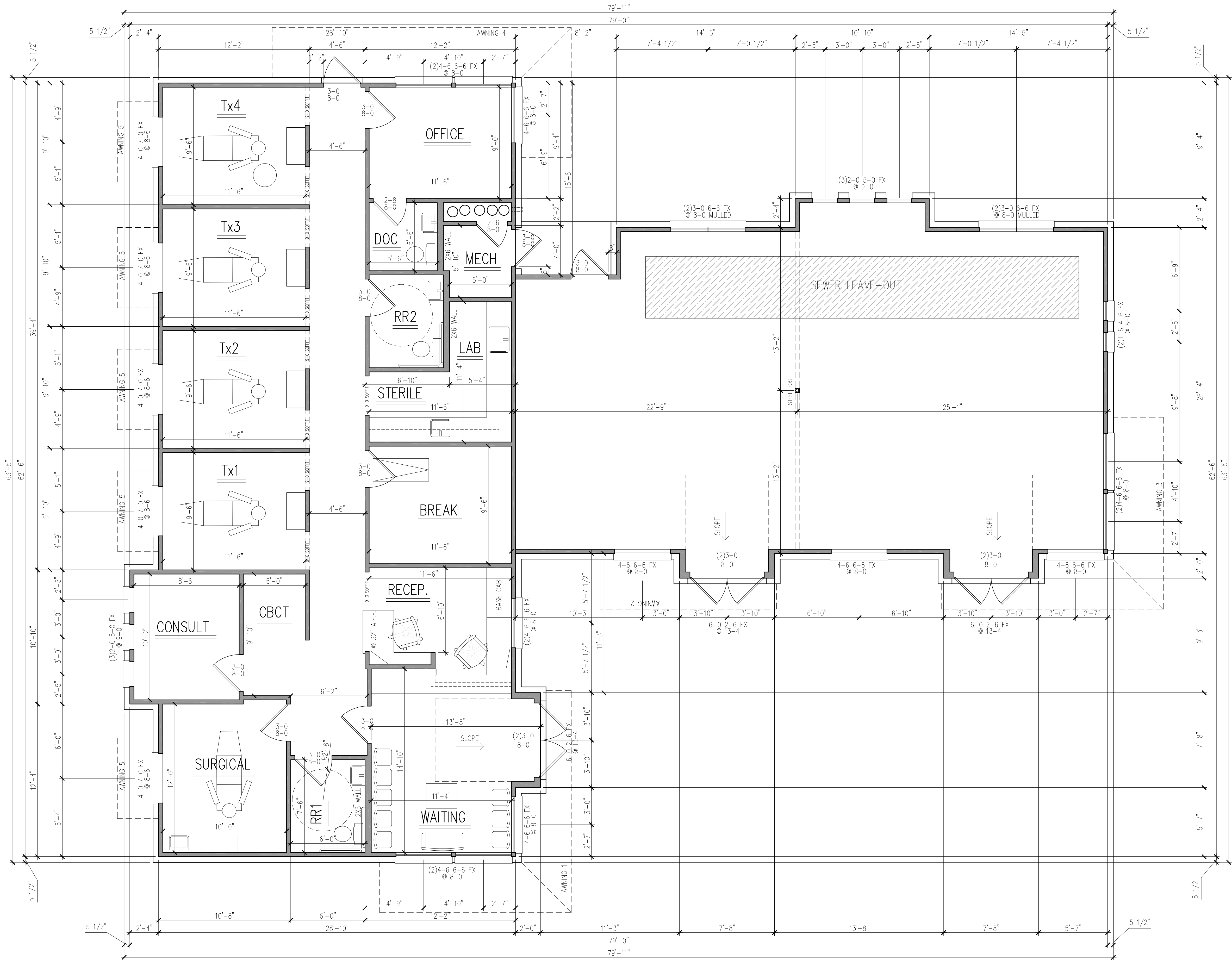
- # DIMENSIONAL SITE PLAN NOTES
1. SIDEWALKS AND CURB RAMPS TO BE CONSTRUCTED PER CITY OF DRIPPING SPRINGS STANDARDS.
 2. EVERY HANDICAP-DESIGNATED PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND.
 3. ALL HANDICAP SPACES (H.C.) ARE 9'-WIDE. H.C. SPACES MARKED AS VAN-ACCESSIBLE HAVE AN 9'-WIDE ACCESS AISLE.
 4. "ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.3.2E."
 5. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
 6. ALL WALLS 30" OR HIGHER THAN FINAL GRADE AND ALONG PEDESTRIAN OR VEHICULAR ROUTES MAY NEED HANDRAIL. CONTRACTOR TO COORDINATE HANDRAIL LOCATIONS WITH OWNER AND ENGINEER DURING CONSTRUCTION.
 7. ALL DIMENSIONS ARE REFERENCED TO BACK OF CURB, OR TO EDGE OF GRAVEL DRIVEWAY WHERE CURB IS NOT PLANNED.
 8. ALL DRIVING SURFACES SHALL BE ABLE TO BE ENGINEERED TO WITHSTAND 75,000 LBS. 2012 IFC 503 AND D102.1

A NEW PROJECT FOR URIEGAS DENTISTRY

OLD FITZHUGH ROAD
AUSTIN, TEXAS
DESIGN & DRAFTING BY:


B I R D S O N G
DESIGN GROUP

[illegible]



SUITE 101 FLOOR PLAN
SCALE: 1/4"=1'-0"
1839 SF HEATED AND COOLED SPACE

NOTE: ALL 1ST FLR. CEILING HEIGHTS
10'-0" UNLESS NOTED OTHERWISE



PLN-1

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SUITE 101 / BUILDING 1 FLOOR PLAN

URIEGAS DENTISTRY - OLD FITZHUGH ROAD

DRAWN BY: BDG

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

DATE: 10/10/2022

BIRDSONG

DESIGN GROUP

Item 2.

DRAWN BY: BDG

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

DATE: 10/10/2022

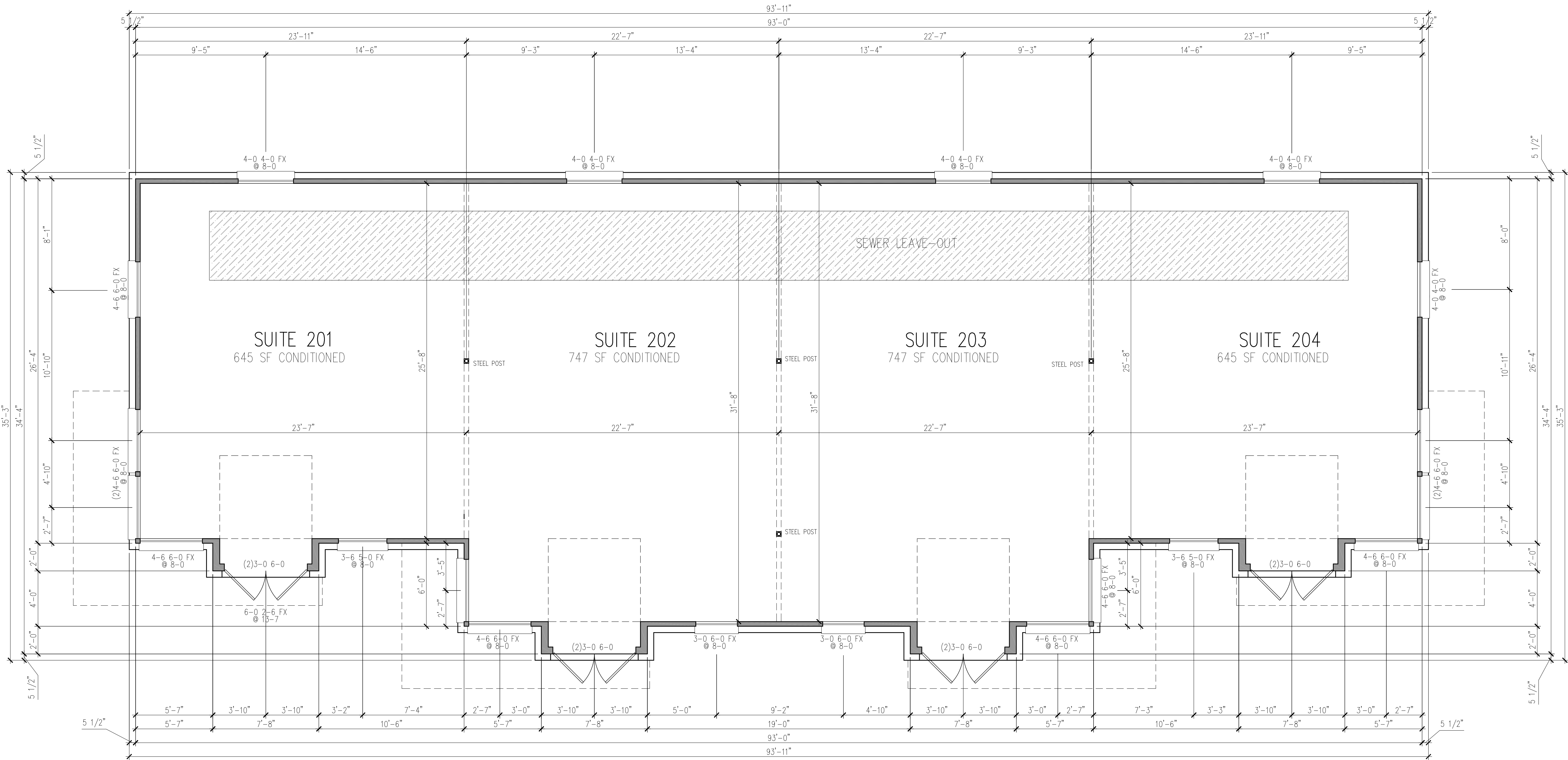
BUILDING 2 FLOOR PLAN

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



PLN-2

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BUILDING 2 FLOOR PLAN

SCALE: 1/4"=1'-0"
2784 SF HEATED AND COOLED SPACE

DRAWN BY: BDG

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

DATE: 10/10/2022

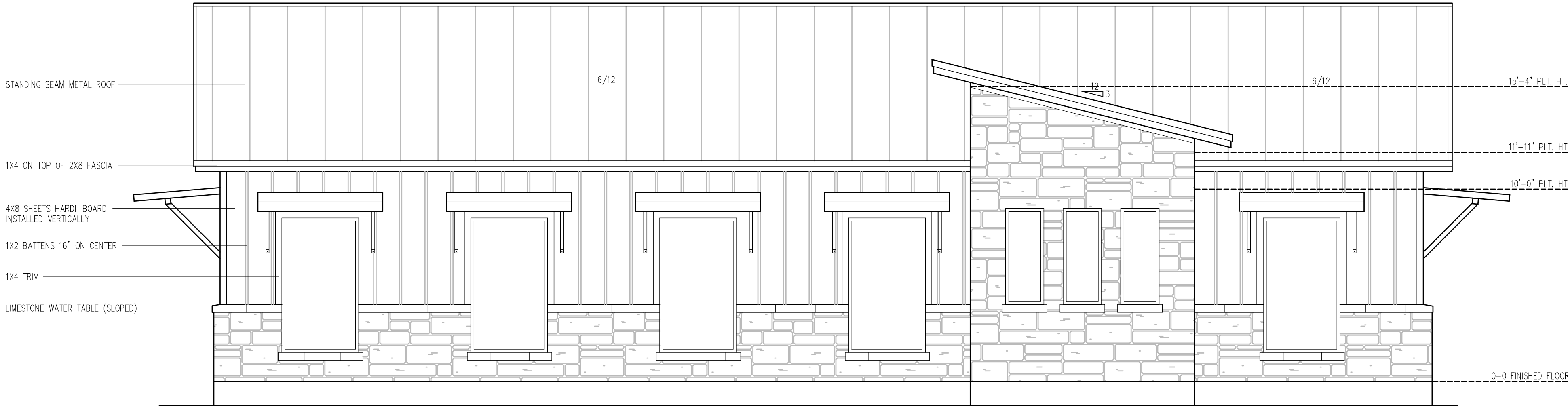
EXTERIOR ELEVATIONS - BUILDING 1

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



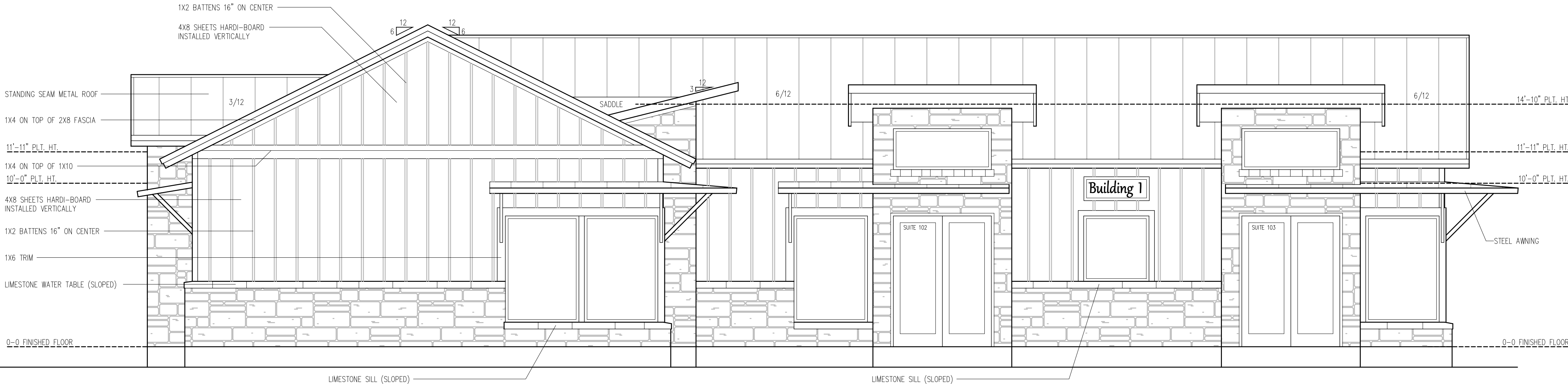
ELV-1

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BUILDING 1 LEFT ELEVATION (FACING WEST AND OLD FITZHUGH)

SCALE: 3/8"=1'-0"



BUILDING 1 FRONT ELEVATION (FACING SOUTH AND PARKING LOT)

SCALE: 3/8"=1'-0"

DRAWN BY: BDG

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

DATE: 10/10/2022

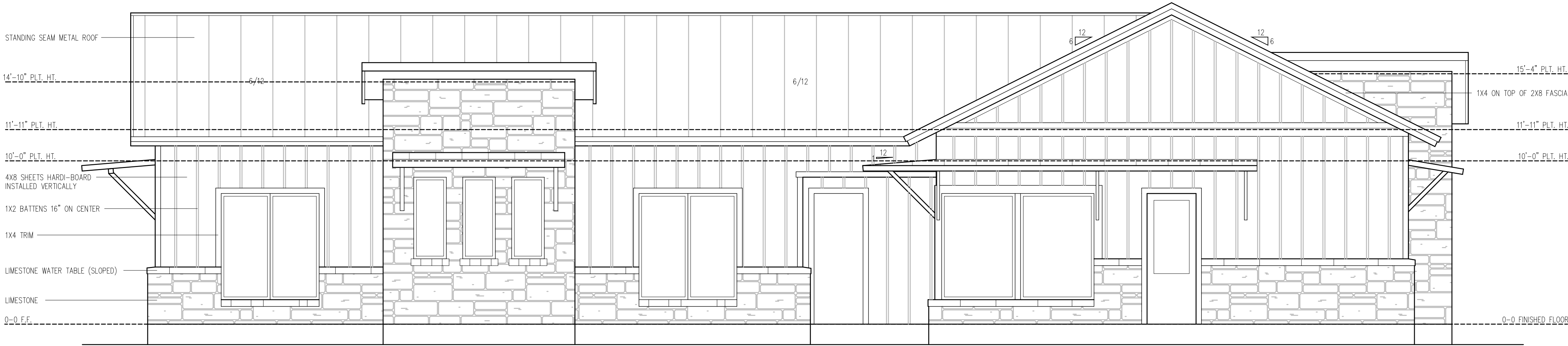
EXTERIOR ELEVATIONS - BUILDING 1

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



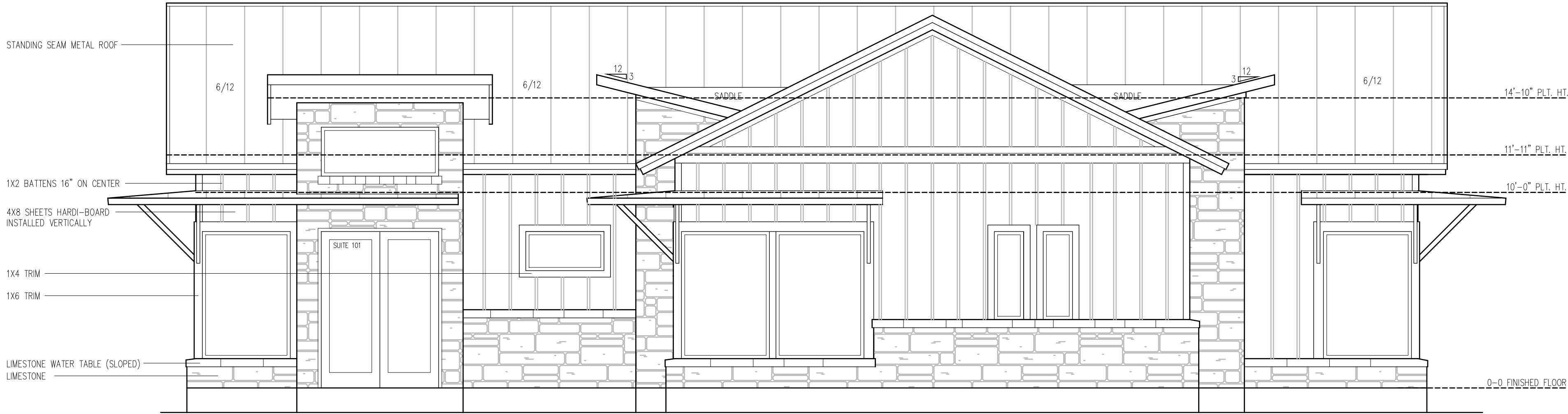
ELV-2

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BUILDING 1 REAR ELEVATION (FACING NORTH)

SCALE: 3/8"=1'-0"



BUILDING 1 RIGHT ELEVATION (FACING EAST AND R.R. 12)

SCALE: 3/8"=1'-0"

DRAWN BY: BDG

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

DATE: 10/10/2022

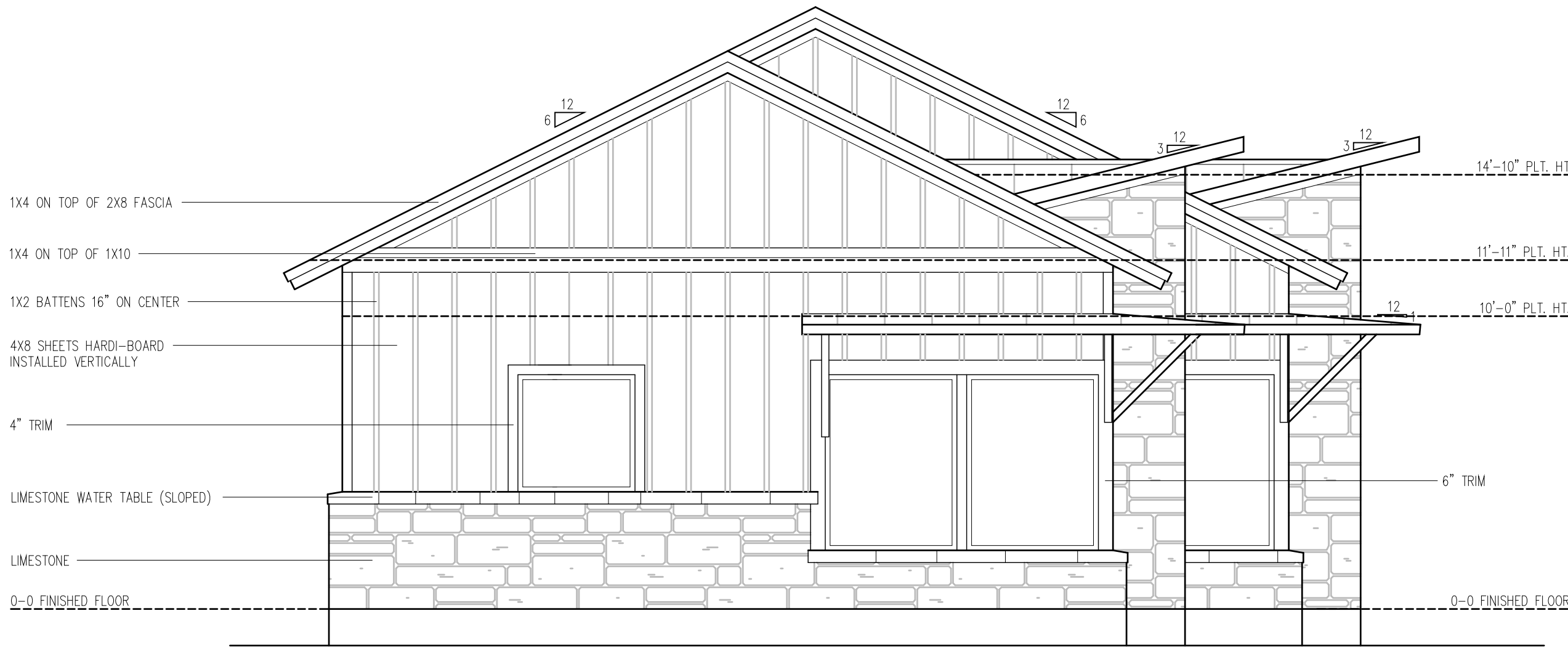
EXTERIOR ELEVATIONS - BUILDING 2

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



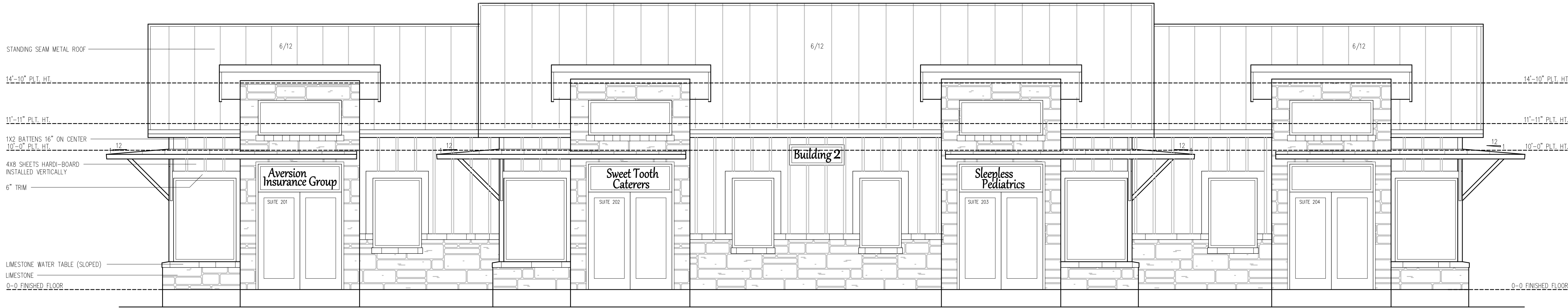
ELV-3

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BUILDING 2 LEFT ELEVATION (FACING EAST AND R.R. 12)

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



BUILDING 2 FRONT ELEVATION (FACING NORTH AND PARKING LOT)

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

DRAWN BY: BDG

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

DATE: 10/10/2022

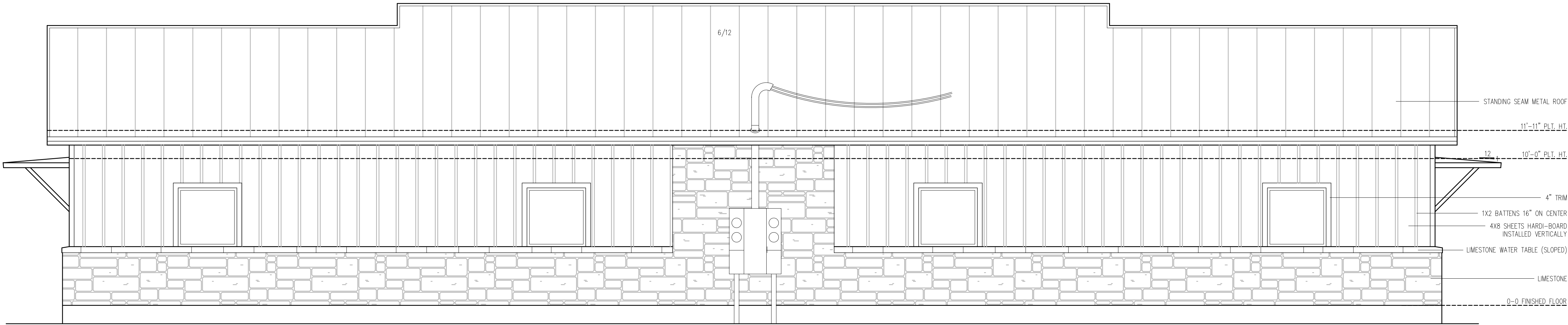
EXTERIOR ELEVATIONS - BUILDING 2

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



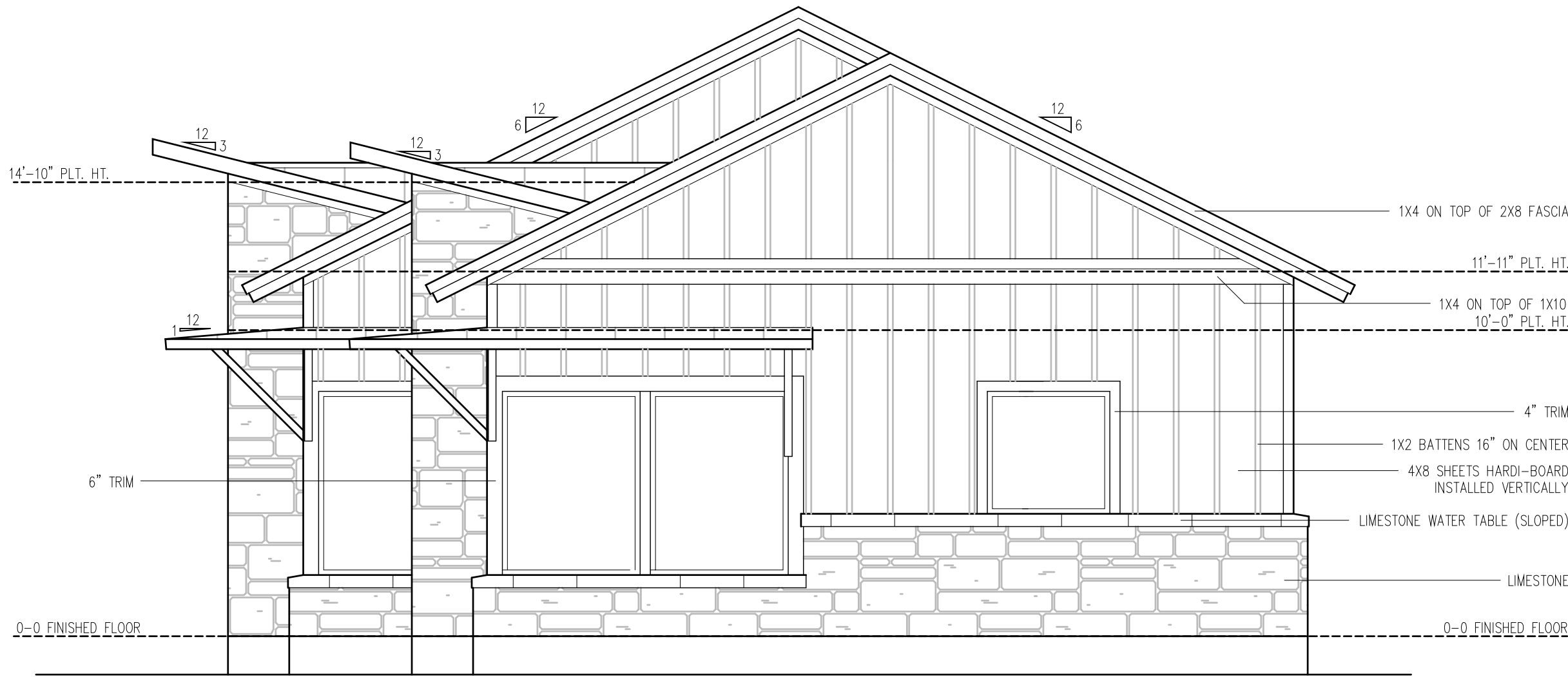
ELV-4

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BUILDING 2 REAR ELEVATION (FACING SOUTH)

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



BUILDING 2 RIGHT ELEVATION (FACING WEST AND OLD FITZHUGH)

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



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrea Cunningham, City Secretary

Meeting Date: November 3, 2022

Agenda Item Wording: **Discuss and consider approval of the 2023 Historic Preservation Commission meeting calendar.**

Agenda Item Requestor: Michelle Fischer, City Administrator

Summary/Background: Each year the Historic Preservation Commission annual meeting calendar is drafted according to the commission's meeting frequency and the approved City Holiday and Closures Calendar.

Attached for approval is the 2023 HPC Meeting Calendar with meetings highlighted in maroon. There are no meetings on approved holidays/closures.

Recommended Committee Actions: It is the commission's pleasure to reschedule any meeting on this calendar. Staff recommends approval of the calendar with any changes.

Attachments:

1. Approved City Holiday and Closure calendar with DSISD and Hays County holidays.
2. Draft 2023 HPC Meeting Calendar

Next Steps/Schedule:

1. Incorporate approved calendar into final meeting calendar.
2. Update city website for meetings, add to meeting room calendar and send calendar invites to commission, staff, consultants, and council members.
3. Distribute final calendar to commission and staff.

2023

Historic Preservation Commission Meeting Calendar

Use spinner to change the calendar year

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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3	4	5	6	7	8	9
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17	18	19	20	21	22	23
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OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
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NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
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DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

CODS Holidays

01/02/23	New Year's Day
01/26/23	Martin Luther King Jr. Day
02/20/23	Presidents' Day
05/29/23	Memorial Day
07/04/23	Independence Day
09/04/23	Labor Day
10/09/22	Columbus Day
11/10/23	Veterans Day
11/23/23	Thanksgiving Day
11/24/23	Thanksgiving Holiday
12/22/23	Christmas Eve
12/25/23	Christmas Day
12/29/23	New Year's Eve

Historic Preservation Commission Meetings

Meeting Frequency: 1st Thursday

Meeting Time: 4:00 p.m.

Meeting Location: City Hall

01/05/23	Regular Meeting
02/02/23	Regular Meeting
03/02/23	Regular Meeting
04/06/23	Regular Meeting
05/04/23	Regular Meeting
06/01/23	Regular Meeting
07/06/23	Regular Meeting
08/03/23	Regular Meeting
09/07/23	Regular Meeting
10/05/23	Regular Meeting
11/02/23	Regular Meeting
12/07/23	Regular Meeting

2023

City of Dripping Springs Holiday Calendar

Use spinner to change the calendar year

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
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MAY

SUN	MON	TUE	WED	THU	FRI	SAT
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

01/02/23	New Year's Day
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05/29/23	Memorial Day
07/04/23	Independence Day
09/04/23	Labor Day
10/09/22	Columbus Day
11/10/23	Veterans Day
11/23/23	Thanksgiving Day
11/24/23	Thanksgiving Holiday
12/22/23	Christmas Eve
12/25/23	Christmas Day
12/29/23	New Year's Eve

DSISD and Hays County Holidays

3/13-17/23	DSISD Spring Break
04/10/23	Hays County Easter
06/19/23	Hays County Juneteenth
11/20-24/23	DSISD Thanksgiving Break
11/22-24/23	Hays County Thanksgiving Holiday
12/18-29/23	DSISD Winter Break
12/22-25/23	Hays County Christmas Holiday

Staff Development / Quarterly Meetings

03/02/23	Staff Development / Quarterly Meeting
06/01/23	Staff Development / Quarterly Meeting
09/07/23	Staff Development / Quarterly Meeting
12/07/23	Staff Development / Quarterly Meeting