Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, November 05, 2026, at 4:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members
Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Pamela Weinhammer
Steve Mallett
Richard Moore
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
City Secretary Diana Boone

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Commission must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

1. **Consider approval of the October 1, 2026 Historic Preservation Commission regular meeting minutes.**

BUSINESS AGENDA

2. **Report on status of Certificate of Appropriateness Applications and Permits for 2025-2026 year.** *Sara Varvarigos, Senior Planner*

3. **Public hearing, discussion, and possible action regarding approval of a Certificate of Appropriateness, COA2026-006, for sports courts and a pro shop, for the property located at 505 and 519 Old Fitzhugh in the Old Fitzhugh Historic District.** *Applicant: James McCormick on behalf of D&A Companies.*

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. COA2026-006

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings
December 3, 2026 at 4:00 p.m.
January 7, 2026 at 4:00 p.m.
February 4, 2026 at 4:00 p.m.

City Council Meetings
November 17, 2026 at 6:00 p.m.
December 1, 2026 at 6:00 p.m.
December 15, 2026 at 6 p.m.
January 5, 2026 at 6 p.m.
January 19, 2026 at 6 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on October 28, 2026 at 3:00 p.m.

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Diana Boone, 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

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, October 01, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of commissioners present, Chair Erickson called the meeting to order at 4:01 p.m.

Commission Members Present
Dean Erickson, Chair
Pamela Weinhammer
Steve Mallett
Richard Moore
Gwyn Sommerfeld

Commission Members Absent
Ashley Bobel, Vice Chair
Delbert Bassett

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
City Secretary Diana Boone
Mayor Pro Tem Taline Manassian

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Consider approval of the September 3, 2026 Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Moore and seconded by Commissioner Sommerfeld, to approve the September 3, 2026 minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Discussion and possible action regarding the 2027 Historic Preservation Commission meeting calendar.**

   A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve the 2027 meeting calendar as presented. The motion carried unanimously 5 to 0.

3. **Public hearing, discussion, and possible approval of an amended Certificate of Appropriateness, COA 2024-0007, for the property located at 101 College St (Short Mama's) the Old Fitzhugh Road Historic District.** *Applicant: Kevin Herron on behalf of Patrick Fox.*

   a. Applicant Presentation

   Applicant was not present.

   b. Staff Report

   The staff report was presented by Senior Planner Sara Varvarigos who joined the meeting virtually.

   c. Public Hearing

   No one spoke during the Public Hearing.

   d. COA 2024-007

   A motion was made by Commissioner Mallett and seconded by Commissioner Weinhammer, to approve the amended Certificate of Appropriateness for the property located at 101 College St. and approve the fence design. The motion carried unanimously 5 to 0.

4. **Discussion and possible action on a recommendation to approve a resolution adopting Certificate of Appropriateness fees.**

   A motion was made by Commissioner Moore and seconded by Commissioner Mallett, to accept the recommendation of staff for the adoption of Certificate of Appropriateness fees. The motion carried unanimously 5 to 0.

5. Discussion and possible action on a recommendation to approve a resolution adopting updated Incentives for Historic District and Landmark Properties.

A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve staff recommendations with one addition, to investigate possible tax exemptions. The motion carried unanimously 5 to 0.

Staff recommends investigating additional permit fee waivers for the Historic Districts, including:

- *Waiving application fees for variances that will support the implementation of Historic Preservation Goals and Guidelines in the City's Historic Districts.*
- *Reduced water impact fees*
- *Reduced sidewalk or parking fee in lieu fees*

Staff recommends that the City investigate the potential for setting aside funds for a Historic Preservation Grant Match Program, which would support Fire safety improvements and/or ADA improvements, as well as exterior building improvements, if TIRZ funds or other funding source would support this in the future

6. Discussion and possible action on a recommendation to approve a resolution adopting an updated Historic District Guidelines document.

A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve the resolution adopting an updated Historic District Guidelines document as presented by staff. The motion carried unanimously 5 to 0.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The Commission did not meet in Closed Session.

ADJOURN

Chair Erickson adjourned the meeting at 5:15 p.m.

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Status of COA Projects 2024-2025-2026

Historic Preservation
Commission Meeting
November 5, 2026

Status of COA Projects

- Overview of COA permits
  - 2024
  - 2025
  - 2026

Year	COA Permit Applications	COA Permits Approved
2024	18	14
2025	5 (3 new, 2 revisions)	5
2026	7 (5 new, 2 revisions)	6

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Ongoing 2024 COA Permit Projects

COA Number	Address	Project Description	Project Status
COA2024-0007	101 College St.	Short Mama's addition	COA approved 06.06.2024, Construction Underway
COA2024-0015	101 Old Fitzhugh Rd	Stephenson Building Revision	COA approved 10.03.2024- Construction Underway





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Status of 2025 COA Permit Applications

COA Number	Address	Project Description	Project Status
COA2025-001	251 Old Fitzhugh Rd	Commercial Remodel	COA approved 2.6.2025 Complete
COA2025-002	28495 and 28491 Ranch Road 12	Commercial Remodel (Uriegas Dental)	COA renewed 4.3.2025 SDP. Permit under review
COA2025-003	215 Old Fitzhugh Rd	Crumley Porch, parking	COA approved 05.05.2025 Bldg. Complete
COA2025-005	28485 Ranch Rd 12	Gabrielides OFR Project	Updated COA – construction of main building complete. Fence redesign pending.
COA2025-006	602 Old Fitzhugh Rd	New Office Building	COA approved. No permits applied for.

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251 Old Fitzhugh:

- Commercial Remodel



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215 Old Fitzhugh:

- Porch and Parking Lot



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28485 Ranch Rd 12

- Post office and Restaurant Project



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Status of 2026 COA Permit Applications

COA Number	Address	Project Description	Project Status
COA2026-001	Mercer Paseo	Pedestrian connection between Stephenson and Mercer St	COA approved SDP. Permit issued- work will begin shortly
COA2026-002	Visitor Bureau	Paint Refresh	COA approved- Complete
COA2026-003	766 Old Fitzhugh	Shed to Office Conversion	COA approved. No permits applied for.
COA2025-004	299 Mercer	Thurmans' Steakhouse	COA approved & SDP permit still pending sidewalk fee in lieu payment.
COA2025-005	505 &519 OFR Concept Plan	Old Fitzhugh Club	COA for Concept Master Plan approved. Individual COA applications+ SDP to be submitted
COA2024-0007	101 College St.	Short Mama's addition	COA fence revision approved 10.02.2026, Construction stll Underway
COA2025-005	28485 Ranch Rd 12	Gabrielides OFR Project	Updated COA – construction of main building complete. Fence redesign pending.

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Visitor Bureau

- Paint Update



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Summary of COA Permits in 2024-2025

Year	COA Permit Applications	COA Permits Approved	COA Projects Completed/Underway
2024	18	14	10
2025	5	5	3
2026	7	6	4

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HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 5, 2026**

Project: **505 and 519 Old Fitzhugh Rd "Old Fitz Master Concept Plan"**

Applicant: **D&A Companies**

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

Base Zoning: **CS & LR**

Current Use: **Vacant**

Submittals: ■ Current Photograph ■ Concept Plan ■ Exterior Elevations
☐ Color & Materials Samples ☐ Sign Permit Application

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:

This is a request for consideration of approval of a COA application (COA2026-006, refer to Attachment 1) for 6 enclosed sports courts and a small welcome center/pro shop to be located behind the existing historic structure on 519 Old Fitzhugh Rd. The applicants previously presented an overall Master Concept Site Plan application for 505 and 519 Old Fitzhugh Rd, (COA2026-005, refer to attachment 2), which was approved by the HPC on September 3, 2026.

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- Compliant ■ Non-Compliant ☐ N/A

Staff Recommendations / Conditions of Approval:

Staff recommends approval of COA2026-006 with conditions.

Conditions of approval:

a. Staff considers that the materials shown in the conceptual plans are compatible with the Old Fitzhugh Historic District guidelines. However, the Applicant must submit final material and color samples for review by the Planning Department prior to applying for commercial building permits.
b. The Applicant will submit individual COA applications for the remaining portions of the projects located at 505 and 519 Old Fitzhugh, per the conditions of approval of COA2026-005 .
c. The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.
d. The Applicant will conform with all City Ordinance requirements relating to Tree Preservation, Mitigation, and Replanting (all healthy standard trees 8"-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved), per the conditions of approval of COA2026-005.
e. The Applicant will submit a Site Development Permit application that substantially conforms to the COA2026-005 Master Concept Site Plan and approved individual COA applications.

Case History / Findings of Fact:

On September 3, 2026, the HPC approved the preliminary Concept Master Plan submitted by D&A Companies for 505 and 519 Old Fitzhugh Rd. The preliminary Concept Plan included:

- A Smokehouse Restaurant to be located at 505 Old Fitzhugh
- A Pro Shop Retail Store to be located at 519 Old Fitzhugh
- 6 Court Werks Enclosed Racket Sports Facilities to be located behind the existing historic structure located at 519 Old Fitzhugh
- A Springs Bathhouse Health Club Spa to be located behind 505 Old Fitzhugh
- Casitas at the Springs Boutique Hotel to be located behind 505 Old Fitzhugh
- Parking
- Sidewalks

The applicant must apply for individual COA applications for the elements of the above Concept Master Plan, per the conditions of approval of COA2026-005:

- COA application for 505 OFR (Smokehouse restaurant)
- COA application for 519 OFR (Pro Retail Shop)
- COA application for sports courts
- COA application for The Springs Bathhouse Health Club Spa
- COA application for the Casitas at the Springs Boutique Hotel

The applicant has submitted the COA2026-006 application for the sports courts (which also include a small welcome center/pro shop). The applicant is currently preparing a COA application for the existing structure located at 519 OFR, and has engaged a structural engineer (Copeland), to propose a foundation stabilization plan for this structure.

The Applicant will also provide a temporary construction easement agreement to the City of Dripping Springs following their property closing date at the end of October, 2026, which will meet one of the conditions of approval of the Master Concept Site Plan COA2026-005.

Staff finds that the proposed designs, placements, footprints, setbacks and heights for the sports courts project submitted under COA2026-006 are in compliance with Historic District Guidelines for the Old Fitzhugh District.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

505 & 519 Old Fitzhugh

"Historic Resource Priority Rating" and "Historic District Contribution Status":

- **505 Old Fitzhugh** "Low Preservation Priority/Non-Contributing."
- **519 Old Fitzhugh:** "High Preservation Priority/ Contributing"

Project Overview:

The sports court buildings have been rotated from their original orientation shown in the COA Master Concept Site Plan, so that the narrowest building facades face Old Fitzhugh Rd; the sport court buildings are 42' wide along the facades that are oriented toward Old Fitzhugh, which is below the 45'-0" wide maximum along this road.

Each sport court building is 38 feet tall, with a base elevation that will be built 8 feet below grade. This respects the maximum permitted building height of 40 feet, while supporting a context-sensitive infill project, minimizing the visual impact of these new buildings as seen from Old Fitzhugh Rd.

The building setbacks for the buildings appear to conform with the Historic District Guidelines for the Old Fitzhugh District (10 FY, 5 ft RY & SY), based on the building setbacks provided by the applicant:

- 15-ft front setback (parking is set back 25-ft in the plan)
- 10-ft rear setback
- 15-ft side setback abutting 515 OFR

- 10-ft side setback abutting 521 OFR

The proposed building footprints of the 6 sports court buildings, and the 2 story pro-shop lounge, appear to conform with the Historic District Guidelines for the Old Fitzhugh District (maximum 5,000 SF building footprint, with 2,500 increments):

- The 6 enclosed sports court buildings have a maximum individual footprint of 3,151 SF, with significant articulation of vertical and horizontal building lines/massing along all facades.
- The proposed building footprint of the proposed welcome center/pro shop is also well below the maximum building footprints for the Old Fitzhugh District.

The proposed building designs also combine rustic materials (natural cedar and limestone facades) with pedestrian-oriented glass and metal canopy storefront elements, as well as a sloped standing seam metal roofs. The proposed dumpster structure features the same wood and limestone materials used for the primary structures. The proposed rainwater harvesting tank will be of galvanized or stainless steel construction. Staff considers that the materials shown in the conceptual plans are compatible with the Old Fitzhugh Historic District guidelines, although final material selections and colors must be submitted to the Planning Department for review prior to applying for building permits.

The sidewalks shown are favorable to pedestrian connections in the Old Fitzhugh District.

The proposed parking placement also respects the Old Fitzhugh Rd requirements to be placed behind front building line.

The applicant will be replacing all healthy protected trees are impacted by this project, per the conditions of approval of the Concept Master Plan (COA2026-005). In addition, the proposed placement of any footings for porches that will be encroaching into the inner CRZ's of preserved trees be reviewed for compliance with best practices during the site development permit stage.

* * *

Design Standards Consistency: "Old Fitzhugh Road Design and Development Standards"

Character/Vision: "Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use" – This project would meet the requirements of an appropriate and context-sensitive adaptive reuse, as well as context-sensitive infill.

Design Principles: "Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel" – the farmstead scale is being preserved. The proposed building designs incorporate a rustic yet contemporary look and feel, using wood and limestone materials that are compatible with the Historic District.

Preferred Uses: "Residential/Commercial" - This is a commercial project, which is permitted in the Old Fitzhugh District.

Site Planning & Building Placement: Staff considers that the site planning and building placement is appropriate.

Parking Arrangement: "Onsite Lots @ Rear of Property" – limited side yard parking may be allowed. Staff considers that the parking placement is consistent with the parking arrangement shown in the approved Master Concept Site Plan, which demonstrates appropriate parking placement to the sides and rear of the property.

Building Footprint / Massing / Scale: The building footprints fit the requirements for the Historic District.

Street Frontage / Articulation: "45' max, 60' max at RR 12;" – All the sport court buildings are 42' wide along the facades that are oriented toward Old Fitzhugh, which is below the 45'-0" wide maximum.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage" – Buildings feature a canopy awning along 50% of the building facades, along with an attractive storefront entrance.

Roofs: "Sloped metal roofs" – The sports courts feature sloped standing seam metal roofs.

Materials: "Wood porch structures and trim, native stone walls" – The structures incorporate wood and limestone along exterior facades.

Color Palette: "Full range of hues allowed" – Staff considers the color palette to be compatible with the Old Fitzhugh District, although final colors and material selections must be submitted to the Planning Department for approval prior to submitting for building permits.

Tree Preservation: "Replace trees over 8ft; Preserve heritage trees over 18ft" – the applicant will be replacing trees are impacted by the project, per the conditions of approval of the Concept Master Plan (COA2026-005).

Landscape Features: The landscape abutting the parking and driveway in front of the sports courts features tree replacement plantings, in compliance with the conditions of approval of the COA2026-005 Site Concept Master Plan; The entrances to the parking lots in the Site Concept Master Plan also feature vegetative screening, that appear to be compatible with the Old Fitzhugh District.

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.

■ 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 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.

☐ 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 svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, Senior Planner, AICP


Subject Property #1
505 Old Fitzhugh Road
Neighbor Between both Subject Properties
515 Old Fitzhugh Road


519 Old Fitzhugh Rd
Google Street View
Subject Property #2
519 Old Fitzhugh Road


505 Old Fitzhugh Rd
300 Old Fitzhugh Rd
Google Street View
Share
South Neighbor to 505 OFR
301 Old Fitzhugh Road


SPEED HUMP
Across OFR to 519 Subject Property
430 Old Fitzhugh Road


North Neighbor to 519 OFR
543 Old Fitzhugh Road


Across OFR to 505 Subject Property
310 Old Fitzhugh Road


Across OFR to 519 Subject Property
330 Old Fitzhugh Road



Applicant Images.

DRIPPING SPRINGS
Texas

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: D&A Companies

Mailing Address: 135 West 26th Street, Suite 11C, New York, NY 10001

Phone Number: 646-483-4742 **Email Address:** james@dacompanies.com

Name of Owner (if different than Applicant):

Mailing Address:

Phone Number:

Address of Property Where Structure/Site Located: 505 & 519 Old Fitzhugh Road
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: Local Retail & General Retail

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Retail, Hotel, Health Club, Enclosed Sports Courts

Description of Proposed Work: COA Application #2 - Enclosed Sports Courts & Pro Shop

505 Old Fitzhugh - Restaurant, casita style hotel, health club.
519 Old Fitzhugh - Sports Courts, pro shop and marketplace.

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

Sports Courts conform to massing and height regulations. Courts are dropped 8' into a sunken dugout to minimize perceived height from Old Fitzhugh Road. Structures fronting loop road have patios along 50% of their facades. Standing seam metal roofs, natural limestone and weathered cedar exterior facades.

Estimated Cost of Proposed Work: $12M total campus ($3.5M sports court + pro shop)

Intended Starting Date of Proposed Work: 3/1/2027

Intended Completion Date of Proposed Work: Roughly 18 Months - 9/1/2028

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)
Submitted and approved with COA#1 - Site Plan
Copy resubmitted again here.

☐ 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
Submitted and approved with COA#1 - Site Plan

☒ Elevation drawings/sketches of the proposed changes to the structure/site

☒ Samples of materials to be used
To be submitted prior to board meeting

☒ Color chips of the colors which will be used on the structure (if applicable)
To be submitted prior to board meeting

☐ Sign Permit Application (if applicable)
To be submitted in future applications.

☐ Building Permit Application (if applicable)
To be submitted in future applications.

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

☒ Supplemental Design Information (as applicable)
3d Model to be presented at board meeting



Signature of Applicant — **Date** 10/23/26

James McCormick — **Signature of Property Owner Authorizing the Proposed Work** — **Date** 10/23/26

***********************TO BE FILLED OUT BY CITY STAFF***********************

Date Received:___________________ Received By:_______________________________

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications:_________________________________

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____ _________________________

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:_________________________________

____

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____

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

Date Appeal Considered by City Council (if required):________________________________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:_________________________________

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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.

505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application



















LIMESTONE EXTERIOR WALL

DUMPSTER ENCLOSURE

21'

21'

6'

42'-6"

RAINWATER HARVESTING TANK

25'

25'

42'-6"

6' AWNING

GLASS AND ALUMINUM STOREFRONT

76'

COURT 5

GLASS AND ALUMINUM STOREFRONT

ALTERNATE: GLZED GARAGE DOOR OVER 42" MASONRY WALL

COURT 6

6'

6' AWNING

COURT 3

76'

COURT 4

METAL PANEL

GLASS AND ALUMINUM STOREFRONT

6'-6"

30'-6"

32'-6"

16'

PRO SHOP

17'

STORAGE

3'

6'-6"

6' AWNING

3'

COURT 1

COURT 2

12'

76'

6'

3'-0"

N

FLOOR AREAS

COURT 1	3,151 SF
COURT 2	3,151 SF
COURT 3	3,151 SF
COURT 4	3,151 SF
COURT 5	3,151 SF
COURT 6	3,151 SF
PRO SHOP	518 SF
LOUNGE	518 SF
RESTROOM	97 SF
STORAGE	97 SF
TOTAL	**20,136 SF**

505 & 519 OLD FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

SPORTS COURTS
COURT LEVEL PLAN

DATE: 10/23/2026
SCALE: 1:250

DUMPSTER ENCLOSURE

RAINWATER HARVESTING TANK

NATURAL CEDAR PLAN FACADE

35' TYP.

13'

35'

STANDING SEAM CANOPY

68' TYP.

COURT 5
(OPEN TO BELOW)

COURT 6
(OPEN TO BELOW)

COURT 3
(OPEN TO BELOW)

COURT 4
(OPEN TO BELOW)

METAL PANEL

GLASS AND ALUMINUM STOREFRONT

LOUNGE

DECK

COURT 1
(OPEN TO BELOW)

COURT 2
(OPEN TO BELOW)

N

505 & 519 OLD FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

SPORTS COURTS
UPPER LEVEL PLAN

DATE: 10/23/2026
SCALE: 1:250



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Sports Courts Isometric View



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Elevation from Roadway



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

North Elevation



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Sports Courts Side Elevation



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Elevation from Roadway



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Open Corridor Between Courts



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Open Corridor Between Courts





505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Pro Shop Front Entry



505 & 519 Old Fitzhugh Road
Prepared for Dripping Springs Historic Preservation Commission
COA Sports Courts Application
10/23/2026

Lounge and Deck Above Pro Shop


DRIPPING SPRINGS
1854
SPORTS CLUB
EST. 2026
TEXAS HILL COUNTRY

CERTIFICATE OF APPROPRIATENESS

Granted to D&A Companies
For the property located at
505 & 519 Old Fitzhugh Road, Dripping Springs, Texas 78620

For a Master Concept Site Plan to be completed in one phase, consisting of the elements described below:

- A Smokehouse Restaurant to be located at 505 Old Fitzhugh
- A Pro Shop Retail Store to be located at 519 Old Fitzhugh
- Court Werks Enclosed Racket Sports Facilities to be located behind 519 Old Fitzhugh
- A Springs Bathhouse Health Club Spa to be located behind 505 Old Fitzhugh
- Casitas at the Springs Boutique Hotel to be located behind 505 Old Fitzhugh
- Parking
- Sidewalks

The COA is approved subject to the following conditions:

a. The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.
b. The Applicant will submit individual COA applications for each proposed building/land use on the site. Any proposed building demolition will require the applicant to consult with the City's legal department regarding legal agreements, prior to submitting COA application to HPC for approval.
c. The Applicant will conform with all City Ordinance requirements relating to Tree Preservation and Mitigation (all healthy standard trees 8"-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved). More specifically, the applicants will replace the following trees on site:

ID #102, 14 inch Live Oak
ID #2583, 16 inch Live Oak
ID #2618, 12 inch Live Oak
ID #2619, 12 inch Live Oak
ID #2633, 17 inch Cedar Elm

ID #2701, 11 inch Live Oak
ID #2702, 12 inch Live Oak
ID #2703, 10 inch Live Oak
ID #2705, 11 inch Live Oak
ID #2788, 14 inch Twin Live Oak
ID #2789, 16 inch Live Oak

Furthermore, the proposed placement of any footings for porches that will be encroaching into the inner Critical Root Zones of the below listed trees will be reviewed for compliance with best practices during the site development permit stage. The applicant will also monitor the following list of trees for 2 years after the work is completed on site, and replace them if they die.

ID #95, 14 inch Live Oak
ID #501, 12 inch Cedar Elm
ID #2617, 15 inch Live Oak
ID #2771, 14 inch Live Oak
ID #2772, 12 inch Live Oak

d. The Applicant will submit a Site Development Permit application that substantially conforms to the COA Master Concept Site Plan and individual COA applications.

This Master Concept Site Plan is found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.

Approved by the City of Dripping Springs Historic Preservation Commission on the 3rd day of September 2026.

This Certificate of Appropriateness expires one year from the date issued if the approved work has not commenced, and it expires two years from the date issued if the approved work has not been completed.

Michelle Fischer _____ 09/04/2026

Michelle Fischer, Historic Preservation Officer — Date

DRIPPING SPRINGS
Texas

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: D&A Companies

Mailing Address: 135 West 26th Street, Suite 11C, New York, NY 10001

Phone Number: 646-483-4742 **Email Address:** james@dacompanies.com

Name of Owner (if different than Applicant):

Mailing Address:

Phone Number:

Address of Property Where Structure/Site Located: 505 & 519 Old Fitzhugh Road
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: Local Retail & General Retail

Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):

Retail, Hotel, Restaurant, Health Club, Enclosed Racket Sports

Description of Proposed Work: COA Application #1 - Master Concept Site Plan

Smokehouse Restaurant to be located at 505 Old Fitzhugh, Pro Shop & Merchandise Sales at 519 Old Fitzhugh, Court Werks - Enclosed Racket Sports Facilities, The Springs bathhouse and Wellness spa, Casitas at the Springs - Boutique Hotel.

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

Rustic aesthetic of the Old Fitzhugh District, Native Stone, Wood, Metal Roofs,

Stained and Painted colors of Natural Tones

Estimated Cost of Proposed Work: $10M ($1.3M Sitework)

Intended Starting Date of Proposed Work: 3/1/2027

Intended Completion Date of Proposed Work: Roughly 18 Months - 9/1/2028

(Sitework - 6 Months - 9/1/2027)

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
To be submitted in future applications for buildings.

☐ Samples of materials to be used
To be submitted in future applications.

☐ Color chips of the colors which will be used on the structure (if applicable)
To be submitted in future applications.

☐ Sign Permit Application (if applicable)
To be submitted in future applications.

☐ Building Permit Application (if applicable)
To be submitted in future applications.

☐ Application for alternative exterior design standards and approach (if applicable)
To be submitted in future applications.

☒ Supplemental Design Information (as applicable)
Arbor report, Tree Inventory



Signature of Applicant — **Date** 8/21/26

James McCormick — **Signature of Property Owner Authorizing the Proposed Work** — **Date** 8/21/26

***********************TO BE FILLED OUT BY CITY STAFF***********************

Date Received:___________________ Received By:_______________________________

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications:_________________________________

____

____

____

____ _________________________

Signature of Historic Preservation Officer Date

Date Considered by Historic Preservation Commission (if required):___________________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:_________________________________

____

____

____

Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by Planning & Zoning Commission (if required):______________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:_________________________________

____

____

____

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

Date Appeal Considered by City Council (if required):________________________________

☐ Approved ☐ Denied

☐ Approved with the following Modifications:_________________________________

____

____

____

Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.

505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application

















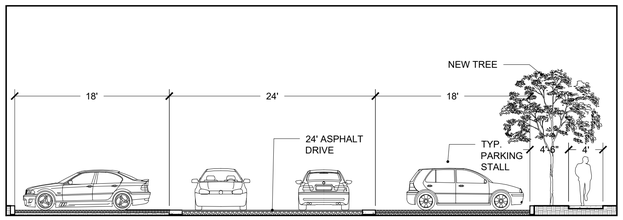


ADDRESS	ACREAGE
505 OLD FITZHUGH ROAD	7.29 AC
519 OLD FITZHUGH ROAD	2.99 AC
TOTAL	**10.28 AC**

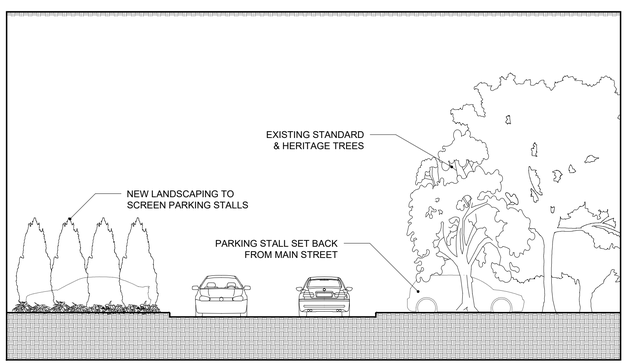
USE CATEGORY	AREA / UNITS	PARKING RATIO	SPACES
RESTAURANT	2,500 SF (DINING), 2,719 SF (BACK-OF-HOUSE)	1 PER 100 SF DINING	25
COURTS	6 COURTS @ 2,500 SF / COURT (15,000 SF TOTAL)	6 PER COURT	36
PRO SHOP	1,500 SF	1 PER 200 SF	8
CASITAS	18 UNITS @ 400 SF / UNIT (7,200 SF TOTAL)	1 PER UNIT	18
SPA & WELLNESS	2,345 SF	1 PER 150 SF	16
POOL & DECK	4,349 SF	1 PER 100 SF	43
TOTAL AREA	**31,264 SF**		
TOTAL PARKING REQUIRED			**146**
TOTAL PROVIDED ON SITE			**147**

PLAN NOTES

1. A DANCE HALL WILL NOT BE INCLUDED IN THE RESTAURANT.
2. THE 8 EXISTING WASTEWATER LUE'S ASSIGNED TO THIS PROPERTY WILL BE USED FOR THE KITCHEN OF THE RESTAURANT. THE REMAINING WASTEWATER LUE'S NEEDED WILL BE PROVIDED BY ON-SITE SEPTIC FIELDS.
3. ANY PROPOSED ENCROACHMENT INTO UTILITY EASEMENTS WILL REQUIRE APPROVAL OF THE ENCROACHMENT BY THE OWNER OF THE UTILITY EASMENT WHEN A SITE DEVELOPMENT PERMIT IS APPLIED FOR.
4. THE DEVELOPMENT SHOWN ON THE SITE CONCEPT PLAN WILL BE COMPLETED IN ONE PHASE.
5. SIDEWALKS WILL BE CONCRETE TO MATCH EXISTING TRAIL IN HERITAGE HOMES SUBDIVISION. DIMENSIONS AS NOTED ON SECTION DETAIL.



SECTION DETAIL OF ROAD, PARKING & SIDEWALK
SCALE: 1"=100'-0"



ELEVATION OF ROADWAY & PARKING WITH LANDSCAPE SCREENING
SCALE: 1"=100'-0"



505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT SITE CONCEPT PLAN

DATE: 8/14/2026

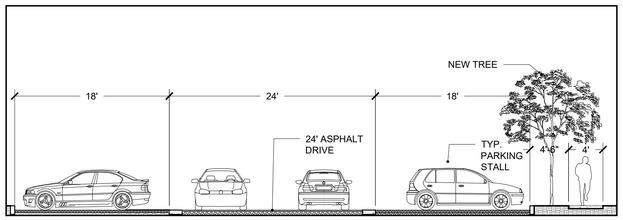
SCALE: 1"=500'-0"

ADDRESS	ACREAGE
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519 OLD FITZHUGH ROAD	2.99 AC
TOTAL	**10.28 AC**

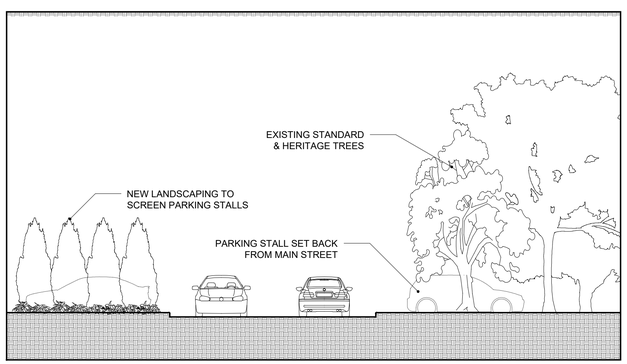
USE CATEGORY	AREA / UNITS	PARKING RATIO	SPACES
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SECTION DETAIL OF ROAD, PARKING & SIDEWALK
SCALE: 1"=100'-0"



ELEVATION OF ROADWAY & PARKING WITH LANDSCAPE SCREENING
SCALE: 1"=100'-0"



505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT SITE CONCEPT PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"



LEGEND

- HERITAGE TREE
- STANDARD TREE
- HERITAGE - OAK WILT OR REMOVED TREE
- STANDARD TREE - OAK WILT OR REMOVED TREE
- PROPOSED REMOVED TREE
- PROPOSED NEW TREE

505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT
TREE INVENTORY & MITIGATION PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"

DRIPPING SPRINGS
Texas

August 27, 2026
James McCormick
Via email: james@dacompanies.com

RE: Approval of Tree Mitigation Waiver for 505 and 519 Old Fitzhugh Road – TRW2026-006

Mr. McCormick,

The Development Review Committee has reviewed the proposed tree plan for 505 and 519 Old Fitzhugh Road and has approved the plan in the attached waiver application.

Based on the approved tree plan, the following is authorized:

Heritage Trees

- Healthy Trees Preserved: 56 trees totaling 1,169 inches
- Healthy Trees to Be Removed: 0 trees / 0 inches
- Oak Wilt Trees to Be Removed: 24 trees totaling 560 inches
- Protection of 3 Heritage trees and their Protected Critical Root Zone located within the elevated deck as advised by a certified arborist. If any of these Heritage trees die within two years of construction, mitigation will be required. The location of the footers/sonotubes will be reviewed at Site Plan, including provided plan note, and confirmed during construction.

Standard Trees

- Per Ordinance No. 2025-06, Standard tree mitigation is not necessary given the required preservation of standard trees has been exceeded. Further mitigation of Standard tree inches required in the Historic District to be determined by the Historic Preservation Commission.

This approval is specifically limited to tree preservation, removal, and mitigation identified in the approved tree plan and inventory. Any additional tree removal or modification to the approved tree plan may require further review and approval.

We are happy to discuss any questions related to this approval.

Sincerely,

Tory Carpenter, AICP
Planning Director

505 & 519 Old Fitzhugh Road

Dripping Springs, TX 78620

Tree Preservation Plan

SUBMITTED FOR:

Certificate of Appropriateness (COA) Application

Overall Site Plan — Old Fitz Social Club

PREPARED FOR:

City of Dripping Springs

Historic Preservation Commission

511 Mercer Street / PO Box 384

Dripping Springs, TX 78620

PREPARED BY:

D&A Companies

Owner / Applicant

135 W 26th Street, Suite 11C

New York, NY 10001

CONTACT:

James McCormick

646-483-4742

james@dacompanies.com

ARBORIST OF RECORD:

Mike Bohuslav

Oak Wilt Specialists of Texas

ISA Certified Arborist TX-4251 / 247306

Texas Oak Wilt Qualified

16918 Ranch Road 12, Wimberley, TX 78676

512.842.8733

© D&A Companies

SUMMARY

D&A Companies (the "Applicant") is submitting this Tree Preservation Plan in support of its Certificate of Appropriateness (COA) application for the overall site plan at 505 and 519 Old Fitzhugh Road, Dripping Springs, Texas 78620 (the "Property"). The plan documents existing tree conditions, identifies trees proposed for preservation and removal, and sets out the protection measures the Applicant will implement during construction.

Tree conditions were evaluated by Mike Bohuslav, ISA Certified Arborist TX-4251 and Texas Oak Wilt Qualified, of Oak Wilt Specialists of Texas, during a site inspection conducted July 9, 2026. The arborist's letter report is attached as Appendix III. The arborist identified 68 trees on the Property that are dead or compromised beyond restoration and recommended their removal. Remaining trees are proposed for preservation and protection consistent with Article 28.06 of the Dripping Springs Code of Ordinances.

SITE DESCRIPTION

The Property consists of two contiguous parcels totaling 10.28 acres located on the south side of Old Fitzhugh Road within the Old Fitzhugh Historic District. The sites are largely undeveloped each with a historic structure fronting Old Fitzhugh Rd. The Property is within the City limits of Dripping Springs and is proposed for redevelopment as a mixed-use F&B, recreation and hospitality campus.

PURPOSE AND SCOPE

This plan is intended to provide the Historic Preservation Commission and City staff the tree information required to act on the COA application and to guide tree preservation during design development and construction. The scope includes:

- Identification of species, trunk diameter (DBH), and protected status for all trees subject to survey;
- Condition evaluation of health and structure by a Certified Arborist;
- Determination of suitability for preservation under a code-compliant site plan;
- Preservation and removal recommendations, with mitigation accounting; and
- Tree protection and care measures to be implemented and maintained through construction.

TREE PRESERVATION REGULATIONS

The City of Dripping Springs requires all trees eight inches in diameter and greater to be shown on a tree survey for commercial development projects. Protected trees are defined as:

- Heritage tree — a protected tree generally having a trunk of 18.0" or greater caliper measured at DBH.
- Standard tree — a protected tree having a trunk of 8.0"–17.9" caliper measured at DBH.

Protected hardwood species include: Texas Ash, Bald Cypress, American Elm, Cedar Elm, Texas Madrone, Bigtooth Maple, all Oaks, Pecan, Arizona Walnut, Eastern Black Walnut, American Sycamore, Eastern Cottonwood, Red Mulberry, and Osage Orange.

The Critical Root Zone (CRZ) is defined by the City as the circular area surrounding a tree trunk established at one foot of radial distance for every inch of caliper or DBH, whichever is appropriate. Under Sec. 28.06.079, no construction or disturbance shall occur within an area constituting more than seventy-five percent (75%) of the total CRZ for each tree being preserved, including Heritage and Standard trees and any other tree for which preservation credit is assigned. Cut or fill greater than four inches in depth and the severing of major roots are considered disturbance.

The Development Review Committee may approve construction closer to the trunk than one-half the radial distance, depending on the size, spacing, or species of the tree, the type of disturbance proposed, and the uniqueness of the situation, provided acceptable supplemental nutrients and/or soil aeration are supplied and the probable survival rate of the tree is high. Refer to Sec. 28.06.079 for the complete preservation requirements.

This plan is prepared on the following presumptions:

1. The project is subject to the most current land development code;
2. The Property is within the City limits of Dripping Springs;
3. The proposed development is commercial in use; and
4. Additional tree information may be required of the Applicant due to site or plan modification, including design changes, pruning requirements, mitigation credit adjustments, or weather events.

LIMITS OF THE ASSIGNMENT

The arborist's evaluation was performed from the ground and is based on visually accessible conditions. It was not a tree risk assessment; no trees were assessed for risk in accordance with industry standards, and no risk ratings or risk mitigation recommendations are provided. Information obtained from third parties has been verified insofar as possible, but the Applicant and arborist cannot guarantee its accuracy. Findings reflect conditions observed at the time of inspection, and no warranty is made that future deficiencies will not arise. No guarantee of survival is made for trees designated for preservation.

OBSERVATIONS

1. The arborist inspected the Property on July 9, 2026 and identified 68 trees that were dead or compromised beyond restoration. Each such tree is listed and located in the exhibits to the arborist's letter (Appendix III), and removal is recommended for all 68.
2. A tree inventory table identifying species, DBH, condition, protected status, suitability for preservation, and mitigation accounting for all surveyed trees is provided in Appendix I.
3. Existing and proposed conditions, including tree locations, CRZs, limits of construction, and Tree Protection Zone (TPZ) locations, are shown on the site plan in Appendix II.
4. A Tree Removal Permit Application is provided in Appendix IV.
5. Canopy pruning requirements will be assessed once the site plan and preservation determinations are final.

PRESERVATION AND PROTECTION MEASURES

The Applicant will implement the following measures, which the Applicant requests be made conditions of the COA and carried forward into the site development permit:

1. Removal of the 68 dead or irreparably compromised trees identified by the arborist, subject to City approval, together with removal of hangers and dead branches from preserved trees.
2. Installation of Tree Protection Zones on all preserved trees within the limits of construction, in accordance with Sec. 28.06.079, which requires that: tree protection be inspected and approved by the City inspector or designee prior to issuance of any permit to commence construction activity; protection remain in place until final landscaping installation is approved; parking or storage of vehicles, equipment, or materials within the critical root zone be prohibited; and any activity that damages trees on adjacent lots be prohibited.

3. A supplemental watering plan for all preserved trees to maintain proper soil moisture, together with Root Invigoration, prescriptive semi-annual fertilization, and pest and disease management as recommended by the arborist. Documentation of these treatments will be provided if required by the approved site plan.
4. All pruning performed by a Certified Arborist in accordance with the current ANSI A300 standards and Texas A&M Forest Service recommendations. No more than 25% of a preserved tree's canopy will be removed to accommodate development requirements.
5. Oak pruning and removal sequenced and treated in accordance with Texas oak wilt best practices, including painting of all wounds on oaks immediately after cutting and avoidance of pruning during the high-risk season where practicable, given the confirmed presence of compromised oaks on the Property.
6. These measures are preliminary and may be refined as site conditions, final grading, and utility routing are established. Revisions will be submitted to the City for review.

MITIGATION

Mitigation for approved removals will be satisfied through on-site replanting, mitigation fees, or a combination of both, in accordance with Article 28.06. Caliper-inch and fee calculations for each tree proposed for removal are provided in the Appendix I inventory table. Trees classified as dead, or as invasive or non-protected species, are not expected to generate mitigation obligations, subject to City confirmation. The City's standard mitigation methods are as follows:

Tree Classification	Diameter Removed (DBH)	Replanting Ratio (Aggregate DBH)	Fee per Inch (DBH)
Standard	8.0" – 17.9"	1:1	$150.00
Heritage	18.0" or greater	3:1	$450.00

Mitigation fees apply where required caliper inches cannot be planted on site. Final quantities are subject to City review of the Appendix I inventory and the approved site plan.

APPENDICES

The following exhibits are incorporated into and form part of this Tree Preservation Plan:

- Appendix I — Tree Inventory Table (prepared by Applicant with arborist input) dated August 14,2026.
- Appendix II — Site Plan Tree Inventory & Mitigation Plan, dated August 14,2026.
- Appendix III — Arborist Report, Oak Wilt Specialists of Texas, dated July 9, 2026, with tree list and location exhibit.
- Appendix IV — Tree Removal Permit Application.
- Appendix V — Site and Neighbor Pictures.

Appendix I

Tree Inventory Table

505 & 519 Old Fitzhugh Road Tree Inventory Summary

Definitions
Standard Tree: 8" diameter or greater at breast height.
Heritage Tree: 18" diameter or greater at breast height.
Good Condition: Expected to remain healthy.
Poor Condition: Experiencing signs of distress. Expected remain unhealthy.
Wilt Condition: Verified as impacted by Oak Wilt. Will not survive.
Previously Removed: Tree appearing on legacy survey which has been removed by previous owners.
Preserved: Tree which is unaffected by development
Mitigated: Tree with very small impact to inner CRZ. Tree will be monitored for two years and replaced if damaged
To Be Removed: Tree which will be removed during development.
Remove for Wilt: Tree suffering from wilt to be removed to prevent wilt from spreading.

Healthy Heritage Trees	
Total	50
# Removed	0
% Preserved	100%

Healthy Standard Trees	
Total	154
# Removed	15
% Preserved	90%
# Mitigated	5

Trees Proposed to be Mitigated/Removed

519 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
95	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed impervious paver clips inner CRZ
102	14 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

505 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
501	12 IN	CEDAR ELM	Standard Tree	Good	Mitigated	Proposed impervious sidewalk clips inner CRZ
2583	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2617	15 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed roadway clips edge of inner CRZ
2618	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2619	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2633	17 IN	CEDAR ELM	Standard Tree	Good	To Be Removed	In proposed roadway
2701	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2702	12 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2703	10 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2705	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2766	10 IN	CHINABERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2768	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2769	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2770	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2771	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2772	12 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2788	14 IN	TWIN LIVE OAK	Standard Tree	Good	To Be Removed	Proposed structure foundation overlaps inner CRZ.
2789	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

Status of Tree Removed	Removed Inches	Replacement Inches
Removed Standard Trees - 519 Old Fitzhugh Road	14 IN	14 IN
Removed Standard Trees - 505 Old Fitzhugh Road	168 IN	168 IN
Removed Heritage Trees - 519 Old Fitzhugh Road	0 IN	0 IN
Removed Heritage Trees - 505 Old Fitzhugh Road	0 IN	0 IN
TOTAL		**182 IN**

Comprehensive Tree Inventory						
519 Old Fitzhugh Road						
Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
51	25 IN	LIVE OAK	Heritage Tree	Good	Preserved	
93	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
94	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
95	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed impervious paver clips inner CRZ
96	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
97	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
98	8 IN	LIVE OAK	Standard Tree	Good	Preserved	
99	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
100	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
101	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
102	14 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
103	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
104	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
107	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
156	19 IN	LIVE OAK	Previously Removed	N/A	N/A	
159	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
160	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
164	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
165	15 IN	CEDAR ELM	Standard Tree	Good	Preserved	
166	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
167	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
170	19 IN	LIVE OAK	Heritage Tree	Good	Preserved	
171	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
172	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
175	22 IN	LIVE OAK	Heritage Tree	Good	Preserved	
302	30 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
305	29 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
340	30 IN	LIVE OAK	Heritage Tree	Good	Preserved	Proposed deck will be elevated to limit impact to trees.
341	32 IN	LIVE OAK	Heritage Tree	Good	Preserved	Proposed deck will be elevated to limit impact to trees.
342	31 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
351	34 IN	LIVE OAK	Heritage Tree	Good	Preserved	Proposed deck will be elevated to limit impact to trees.
352	27 IN	LIVE OAK	Previously Removed	N/A	N/A	
368	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	

Comprehensive Tree Inventory

505 Old Fitzhugh Road

Tree Number		Description	Status	Condition	Status in Proposed Site Plan	Notes
403	30 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
500	30 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
501	**12 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Mitigated**	Proposed impervious sidewalk clips inner CRZ
502	13 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
504	**9 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
505	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2579	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2580	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2581	**16 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2582	**(2) 7" & 6"**	**HACKBERRY**	**Standard Tree**	**Good**	**Preserved**	
2583	**16 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	Proposed impervious sidewalk overlaps inner CRZ
2584	**15 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2585	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2586	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2587	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2594	**17 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**Preserved**	
2616	**18 IN**	**CEDAR ELM**	**Heritage Tree**	**Good**	**Preserved**	
2617	**15 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Mitigated**	Proposed roadway clips edge of inner CRZ
2618	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	In proposed roadway
2619	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	In proposed roadway
2620	**22 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2621	**17 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2622	**15 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2623	**18 IN**	**CEDAR ELM**	**Heritage Tree**	**Good**	**Preserved**	
2624	**11 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2625	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2626	**20 IN**	**CEDAR ELM**	**Heritage Tree**	**Good**	**Preserved**	
2627	**11 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2628	**12 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2629	**11 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2630	**13 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2631	**(2)11 & 6**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2633	**17 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**To Be Removed**	In proposed roadway
2634	14 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2635	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2636	15 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2637	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2638	**16 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2639	**16 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2640	17 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2641	14 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2642	17 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2643	15 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2644	24 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2645	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2646	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2647	9 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2648	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2649	15 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2650	12 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2651	18 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2652	12 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2653	24 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2654	17 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2701	11 IN	LIVE OAK	Standard Tree	Poor	**To Be Removed**	Proposed impervious sidewalk overlaps inner CRZ
2702	12 IN	LIVE OAK	Standard Tree	Poor	**To Be Removed**	Proposed impervious sidewalk overlaps inner CRZ
2703	10 IN	LIVE OAK	Standard Tree	Poor	**To Be Removed**	Proposed impervious sidewalk overlaps inner CRZ
2704	8 IN	TWIN LIVE OAK	Standard Tree	Poor	**Preserved**	
2705	11 IN	LIVE OAK	Standard Tree	Poor	**To Be Removed**	Proposed impervious sidewalk overlaps inner CRZ
2706	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2707	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2708	6 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2709	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2710	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2711	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2712	8 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2713	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2715	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2716	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2717	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2718	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2720	11 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2722	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2723	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2724	11 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2725	8 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2726	8 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2727	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2729	11 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	

2730	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2731	9 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2732	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2733	26 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2734	13 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2735	20 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2736	24 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2737	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2738	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2739	25 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2740	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2741	27 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2742	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2743	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2744	20 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2745	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2746	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2747	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2748	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2749	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2750	19 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2751	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2752	**11 IN**	**CHINABERRY**	**Standard Tree**	**Good**	**Preserved**	
2753	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2754	15 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2755	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2756	**20 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2757	8 IN	MULBERRY	Standard Tree	Good	Preserved	
2758	**21 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2759	**21 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2760	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2761	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2763	24 IN	TWIN LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2764	18 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2765	19 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2766	**10 IN**	**CHINABERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2767	12 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2768	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2769	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2770	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**To Be Removed**	***Not located on plan, but presumed to be impacted.***
2771	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Mitigated**	Proposed parking clips edge of inner CRZ
2772	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Mitigated**	Proposed parking clips edge of inner CRZ
2773	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2774	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2775	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2776	**21 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2778	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2783	26 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2784	8 IN	HACKBERRY	Previously Removed	N/A	N/A	
2785	20 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2786	22 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2787	20 IN	CHINABERRY	Previously Removed	N/A	N/A	
2788	**14 IN**	**TWIN LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	Proposed structure foundation overlaps inner CRZ.
2789	**16 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**To Be Removed**	In proposed roadway
2793	9 IN	HACKBERRY	Previously Removed	N/A	N/A	
2794	**9 IN**	**HACKBERRY**	**Standard Tree**	**Good**	**Preserved**	
2795	10 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2796	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2803	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2804	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2805	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2806	18 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2807	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2808	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2809	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2812	**10 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2813	**10 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2814	**11 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2816	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2817	**12 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2818	**9 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2819	**10 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2820	**11 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2821	**16 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2822	**8 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2823	**17 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2824	**14 IN**	**LIVE OAK**	**Standard Tree**	**Good**	**Preserved**	
2825	**18 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2826	**24 IN**	**LIVE OAK**	**Heritage Tree**	**Good**	**Preserved**	
2827	**8 IN**	**CEDAR ELM**	**Standard Tree**	**Good**	**Preserved**	
2828	17 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2829	10 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2830	14 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	
2831	16 IN	LIVE OAK	Oak Wilt	Wilt	Remove for Wilt	

2832	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2833	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2834	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2835	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2836	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2848	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2849	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2850	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2851	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2856	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2857	16 IN	CEDAR ELM	Previously Removed	N/A	N/A	
2858	28 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2859	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2860	24 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2861	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2865	19 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2866	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2867	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
2869	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2871	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2872	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2873	22 IN	LIVE OAK	Standard Tree	Good	Preserved	
2874	19 IN	LIVE OAK	Standard Tree	Good	Preserved	
2875	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2876	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2877	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2878	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2879	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2880	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2881	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2883	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2884	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2885	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
2886	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
2887	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2888	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2889	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2890	20 IN	LIVE OAK	Standard Tree	Good	Preserved	
2893	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2894	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2895	10 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2897	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2898	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2902	18 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2903	18 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2904	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2907	10 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2908	26 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2909	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2910	10 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2911	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2912	26 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2913	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2914	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2918	8 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2919	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2920	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2921	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2922	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2924	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2925	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2926	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2927	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
2929	24 IN	DEAD LIVE OAK	Previously Removed	N/A	N/A	
2930	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2931	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
2932	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2933	19 IN	CEDAR ELM	Heritage Tree	Good	Preserved	
2936	9 IN	LIVE OAK	Standard Tree	Good	Preserved	
2937	25 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2938	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2939	10 IN	CHINABERRY	Standard Tree	Good	Preserved	
2941	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
2942	18 IN	LIVE OAK	Standard Tree	Good	Preserved	
2943	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
2945	12 IN	LIVE OAK	Standard Tree	Good	Preserved	
2946	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2947	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
2979	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2986	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2987	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2989	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	

2990	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
2991	21 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2993	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2994	19 IN	LIVE OAK	Heritage Tree	Good	Preserved	
2995	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
2996	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
3008	15 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3009	9 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3010	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3012	16 IN	LIVE OAK	Standard Tree	Good	Preserved	
3013	12 IN	CEDAR ELM	Standard Tree	Good	Preserved	
3017	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
3018	20 IN	LIVE OAK	Heritage Tree	Good	Preserved	
3023	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
3024	13 IN	LIVE OAK	Standard Tree	Good	Preserved	
3025	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
3026	15 IN	LIVE OAK	Standard Tree	Good	Preserved	
3027	18 IN	LIVE OAK	Heritage Tree	Good	Preserved	
3028	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
3029	10 IN	LIVE OAK	Standard Tree	Good	Preserved	
3030	11 IN	LIVE OAK	Standard Tree	Good	Preserved	
3031	17 IN	LIVE OAK	Standard Tree	Good	Preserved	
3032	14 IN	LIVE OAK	Standard Tree	Good	Preserved	
3033	11 IN	LIVE OAK	Standard Tree	Good	Preserved	

Appendix II

Site Plan Tree Inventory & Mitigation Plan



LEGEND

- HERITAGE TREE
- STANDARD TREE
- HERITAGE - OAK WILT OR REMOVED TREE
- STANDARD TREE - OAK WILT OR REMOVED TREE
- PROPOSED REMOVED TREE
- PROPOSED NEW TREE

505 & 519 OLD FITZHUGH ROAD

DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT
TREE INVENTORY & MITIGATION PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"

Appendix III

Arborist Report — Oak Wilt Specialists of Texas

16918 Ranch Road 12
Wimberley, Texas 78676
512.842.8733
www.StopOakWilt.com

Site:
505 & 519 Old Fitzhugh Rd
Dripping Springs, Tx 78620

To Whom it May Concern,

On July 9, 2026 Oak Wilt Specialists of Texas performed a tree inspection at the above property.

During the inspection, Certified Arborist Mike Bohuslav, identified 68 trees that were either dead or compromised beyond restoration. The attached Exhibits lists each tree and identifies their location on the map. It is recommended that the listed trees be removed.

Mike Bohuslav
Certified Arborist- TX-4251/ 247306
Texas Oak Wilt Qualified

Report prepared by Oak Wilt Specialists and is the written opinion and observations based on current industry research.

Oakwilt & Removed Trees

2634
2635
2636
2640
2641
2642
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2765

2783
2784
2785
2787

30.104 ACRES
HERITAGE MASTER COMMUNITY, INC
HCAD PARCEL NO. 205209
DEED DOC. NO. 24043251
ZONING: PDD-5

7.38 ACRES
HUNGRY WOLF, LLC
HCAD PARCEL NO. 17899
DEED DOC. NO. 22013382
ZONING: GR

5 ACRES
/OCABLE TRUST
CEL NO. 17897
NO. 24009200
NG: SF-1

1.79 ACRES
215 OLD FITZHUGH, LP
HCAD PARCEL NO. 17921
DEED DOC. NO. 1604703
ZONING: SF-1

1.2 ACRES
CTC ENDEAVORS, LLC
HCAD PARCEL NO. 17919
DEED DOC. NO. 19043877
ZONING: GR

0.5 ACRE
THREE ZERO ONE OLD FITZHUGH, LLC
HCAD PARCEL NO. 17918
DEED DOC. NO. 22051708
ZONING: SF-1

0.51 ACRE
MARTIN, KERRY & LEANN
HCAD PARCEL NO. 17917
DEED DOC. NO. 21041829
ZONING: SF-1

.90 ACRES
LD RESOURCES, LLC
CELS 17901 AND 17916
DOC. NO. 22055534
ZONING: LR

DRIPPING SPRINGS CREEK

P.E.C. UTILITY E... NO. 22011939

25' SETBACK

10' SETBACK

15' SETBACK

1150

1155

1165

1170

1175

1180

1185

OLD FITZHUGH ROAD
(R.O.W. VARIES)

WATERLINE

Oakwilt & Removed Trees

2634	2706	2732	2751
2635	2708	2733	2753
2636	2709	2734	2755
2640	2710	2735	2760
2641	2711	2736	2761
2642	2712	2737	2763
2643	2713	2738	2764
2644	2715	2739	2765
2645	2716	2740	
2646	2717	2741	2783
2647	2718	2742	2784
2648	2720	2743	2785
2649	2722	2744	2787
2650	2723	2745	
2651	2724	2746	
2652	2725	2747	
2653	2729	2748	
2654	2730	2749	
	2331	2750	

Oak Wilt or Removed Tree

Heritage Tree

Standard Tree

Appendix IV

Tree Removal Permit Application

DRIPPING SPRINGS
Texas

TREE REMOVAL PERMIT APPLICATION

ARBORIST COSTS INVOICE WILL BE MAILED TO APPLICANT AFTER PROCESSING IF CITY ARBORIST REVIEW IS REQUIRED

Applicant Information ☒ Property Owner ☐ Agent

Name: JAMES MCCORMICK Company: D&A COMPANIES

Address: 135 W 26TH ST, STE 11C City/Zip: 10001 Phone: 646-483-4742

Email: james@dacompanies.com State Contractor License #_____

Property Owner Information (if different):

Name: _____ Phone: _____

Address: _____

Owner/Agent Statement

Property Owner Consent— I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

- A tree permit is non-transferable and must be kept on site when any work described in the permit is taking place.
- It is understood and agreed by the permittee that when any work is completed it shall constitute an acceptance of the permit general provisions.
- Any person who violates any provision of Dripping Springs City Ordinance Article 28.06 is subject to civil actions, and administrative penalties punishable by a fine not exceeding $2,000.

Signature: _____ Date: 8/14/2026

Tree Information

☐City Tree ☐Residential: ☐ Front Yard ☐ Back Yard ☐ Side Yard

☒Private Protected Tree ☒Commercial

Proposed Activity: ☐Prune ☒Remove ☐Plant ☐Encroach into CRZ ☐Other_____

Address/Location of Tree: 505 & 519 OLD FITZHUGH ROAD

Number of Trees: 15 Tree Species and Diameter: SEE ATTACHED LIST

Reason for Action**: PROPOSED NEW DEVELOPMENT

****Any of the following items may be required to accompany this application:**

- ❖ Arborist report (if needed)
- ❖ Landscape or tree planting plan
- ❖ Tree protection plan
- ❖ Site map
- ❖ Authorization of the property owner
- ❖ Tree replacement plan
- ❖ Any other information as deemed necessary

505 & 519 Old Fitzhugh Road Tree Inventory Summary

Definitions
Standard Tree: 8" diameter or greater at breast height.
Heritage Tree: 18" diameter or greater at breast height.
Good Condition: Expected to remain healthy.
Poor Condition: Experiencing signs of distress. Expected remain unhealthy.
Wilt Condition: Verified as impacted by Oak Wilt. Will not survive.
Previously Removed: Tree appearing on legacy survey which has been removed by previous owners.
Preserved: Tree which is unaffected by development
Mitigated: Tree with very small impact to inner CRZ. Tree will be monitored for two years and replaced if damaged
To Be Removed: Tree which will be removed during development.
Remove for Wilt: Tree suffering from wilt to be removed to prevent wilt from spreading.

Healthy Heritage Trees	
Total	50
# Removed	0
% Preserved	100%

Healthy Standard Trees	
Total	154
# Removed	15
% Preserved	90%
# Mitigated	5

Trees Proposed to be Mitigated/Removed

519 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
95	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed impervious paver clips inner CRZ
102	14 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

505 Old Fitzhugh Road

Tree ID	Caliper	Species	Protected Status	Condition	Status in Proposed Site Plan	Notes
501	12 IN	CEDAR ELM	Standard Tree	Good	Mitigated	Proposed impervious sidewalk clips inner CRZ
2583	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2617	15 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed roadway clips edge of inner CRZ
2618	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2619	12 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway
2633	17 IN	CEDAR ELM	Standard Tree	Good	To Be Removed	In proposed roadway
2701	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2702	12 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2703	10 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2705	11 IN	LIVE OAK	Standard Tree	Poor	To Be Removed	Proposed impervious sidewalk overlaps inner CRZ
2766	10 IN	CHINABERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2768	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2769	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2770	9 IN	HACKBERRY	Standard Tree	Good	To Be Removed	Not located on plan, but presumed to be impacted.
2771	14 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2772	12 IN	LIVE OAK	Standard Tree	Good	Mitigated	Proposed parking clips edge of inner CRZ
2788	14 IN	TWIN LIVE OAK	Standard Tree	Good	To Be Removed	Proposed structure foundation overlaps inner CRZ.
2789	16 IN	LIVE OAK	Standard Tree	Good	To Be Removed	In proposed roadway

Status of Tree Removed	Removed Inches	Replacement Inches
Removed Standard Trees - 519 Old Fitzhugh Road	14 IN	14 IN
Removed Standard Trees - 505 Old Fitzhugh Road	168 IN	168 IN
Removed Heritage Trees - 519 Old Fitzhugh Road	0 IN	0 IN
Removed Heritage Trees - 505 Old Fitzhugh Road	0 IN	0 IN
TOTAL		**182 IN**

Appendix V

Site and Neighbor Pictures

505-519 Old Fitzhugh Rd. Site and Neighbor Pictures
Prepared for the Dripping Springs Historic Committee
COA Site Plan Application

















