



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, September 03, 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
Post Oak Preservation Ellis Mumford-Russell

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 August 6, 2026 Historic Preservation Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Public hearing, discussion, and possible approval of an amended Certificate of Appropriateness, COA 2025-005, for the property located at 28485 Ranch Road 12 in the Old Fitzhugh Road Historic District. Applicant: Rena and Alex Gabrielides**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA 2025-005

- 3. Public hearing, discussion, and possible approval of a Certificate of Appropriateness, COA2026-005, for the property located at 505 & 519 Old Fitzhugh Road. Applicant: James McCormick, D&A Companies.**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA 2026-005

- 4. Public hearing, discussion, and possible approval of a recommendation regarding amendments to Chapter 30, Appendix E, Zoning Use Regulations Charts, of the City's Code of Ordinances, related to the Historic Overlay and creating separate Historic Overlays for the Mercer Street, Hays Street, and Old Fitzhugh Road Historic Districts.**
 - a. Staff Report
 - b. Public Hearing
 - c. Recommendation on Amendments to the Zoning Use Regulations Charts

- 5. Public hearing, discussion, and possible recommendation regarding the adoption of Certificate of Appropriateness Pre-Application Conference, Application, and Inspection Fees.**
 - a. Staff Report
 - b. Public Hearing
 - c. Recommendation on Fees

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

October 1, 2026 at 4:00 p.m.

November 5, 2026 at 4:00 p.m.

December 3, 2026 at 4:00 p.m.

City Council Meetings

September 15, 2026 at 6:00 p.m.

October 6, 2026 at 6:00 p.m.

October 20, 2026 at 6:00 p.m.

November 3, 2026 at 6:00 p.m.

November 17, 2026 at 6:00 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 August 26, 2026 at 11:00 a.m.

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, August 06, 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 4:00 p.m.

Commission Members Present

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Pamela Weinhammer
Steve Mallett

Commission Members Absent

Richard Moore
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
City Attorney Aniz Alani
City Secretary Diana Boone
Mayor Pro Tem Taline Manassian

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

MINUTES

1. **Consider approval of the July 2, 2026 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett and seconded by Commissioner Weinhammer, to approve the July 2, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of COA2026-004, a request for a Certificate of Appropriateness for the rehabilitation and renovation of 299 Mercer Street, with a steakhouse restaurant concept named Thurman's as the proposed adaptive use. Applicant: Kristin Schieffer.**

- a. Applicant Presentation

Applicant Kristin Schieffer presented; and Owner Charlie Haydon and Project Manager Silver Garza were present in the audience to answer questions.

- b. Staff Report

Staff recommends approval of the Certificate of Appropriateness with the following conditions:

- a. *The exterior cladding of all existing elevations must be preserved. Clarify if there will be any repair to the existing rear elevation façade material or if this will remain as-is.*
- b. *The final colors and materials palette for the new building addition shall be architecturally compatible with the existing building and comply with established Mercer St Design Standards. These materials shall be reviewed & approved by City Staff prior to issuance of Building Permits.*
- c. *The existing historic windows, doors, and trims along the Mercer Street façade shall be preserved and repaired whenever feasible. Any new or replacement window and door materials, trim colors, and details on all the existing and new building elevations shall be reviewed & approved by City Staff prior to the issuance of Building Permits. These new building elements shall be compatible, consistent, and complementary to the building's history.*
- d. *Flat roofs may be allowed behind parapets for the proposed building additions per historic districts guidelines; all rooftop equipment shall be screened from view from any adjacent property line, per City Ordinance.*
- e. *The proposed wall signs in the COA plans will require variances as these exceed the maximum number of permitted wall signs. The proposed weathervane roof sign and middle pole sign are considered appropriate. However, the second triangular exterior pole sign design is not considered historically appropriate, as it was added sometime after the historically contributing period of the National Register- Listed Mercer Historic District (1855-1945).*
- f. *The proposed storage container needs additional design information and is not a part of this COA. It must be compatible in design and materials with the existing building, and meeting all applicable regulations, codes, and standards.*

- g. The proposed dumpster shown in the conceptual plan shall be screened from view via an enclosure that will be reviewed for compliance with City Ordinance prior to issuance of City Building permits.*
- h. The proposed low wall enclosing a portion of the outdoor Mercer patio seating area shall be of a material that is of a consistent color and finish with the proposed trellis canopies and planters on the site for the proposed low wall area.*

c. Public Hearing

No one spoke during the public hearing.

d. COA2026-004

A motion was made by Commissioner Mallett and seconded by Commissioner Bassett, to approve the Certificate of Appropriateness with staff recommended conditions. The motion carried unanimously 5 to 0.

3. Discussion and possible action on proposed amendments to the City of Dripping Springs' Historic Preservation Ordinance and Historic District Ordinance.

A motion was made by Commissioner Mallett and seconded by Commissioner Bassett, to approve with changes to require staff approval for rainwater tanks and trash container enclosures. The motion carries 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 5:32 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 3, 2026**

Project: **28485 Ranch Road 12, Dripping Springs, TX 78620 (Ziggi's Café)**

Applicant: **Alex Gabrielides & Rena Gabrielides**

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

Base Zoning: **CS**

Current Use: **Commercial (Ziggi's Café)**

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 revision of a previous application, COA2025-005, which was approved at the August 7, 2025, HPC meeting. The scope of this COA included the construction of a 2,950 square foot Postal Facility and Coffee Shop, with an outdoor seating area, and a parking lot.

This revised submittal includes a rainwater harvesting tank, a shade structure, and a wall bordering Old Fitzhugh Rd and a portion of the parking lot (refer to Attachment 1).

Review Summary, General Findings: "Approval with Conditions"

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ N/A

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Staff Recommendations / Conditions of Approval:

Staff recommends approval of the revised COA2025-005 request with conditions.

Conditions of approval:

- a. A natural/native stone veneer or layer similar to the stone used for the landscape beds along the OFR building elevation be added over the existing CMU block wall.

Case History / Findings of Fact:

On July 14, 2026, the Planning Department conducted an inspection of the property located at 28485 RR12 to determine compliance with the COA2025-005 permit, which included approved building elevations, paint colors and a site plan (refer to Attachment 2). All building elevations and paint colors were found to be compliant with the plans in the approved COA. However, the Planning Department identified 3 major discrepancies with the approved COA permit site plan during the inspection.

1. A PVC rainwater harvesting tank that is located on the RR12 elevation. Although the PVC rainwater harvesting tank was previously approved in the Civil Plans submitted for Site development Permit 2025-001 in May of 2025, it was omitted from the COA2025-005 application site plans that were submitted for HPC review on August 7, 2025.
2. Posts for a shade structure located in the front yard of the OFR elevation. The shade structure was omitted from the COA2025-005 application site plans submitted for HPC review on August 7, 2025.
3. A low concrete block wall along the perimeter of the OFR elevation. The low concrete block wall was omitted from the revised COA2025-005 application site plans submitted for HPC review on August 7, 2025.

There were also some minor differences observed in the pedestrian amenities in the front yard along OFR (3 children's play structures) and the pedestrian amenities shown on the site plan approved by the HPC on August 7, 2025 (12 dining tables). However, the applicants stated that they were planning to add several sets of tables and chairs to the front yard.

The "COA and Exterior Design Final Inspection" for Permit 2025-1134 was conditionally approved, subject to the applicants providing a revised COA2025-005 submittal for HPC review on or before September 3, 2026, which would include the following items:

1. A painted design for the rainwater harvesting tank
2. A shade structure design, including post and fabric information
3. A refined design for the low concrete block wall along the Old Fitzhugh Rd (OFR) elevation. Staff recommended that the refined design include a masonry, or stone type of finish that is compatible with the stone landscaping beds along the OFR elevation, and the "rustic farmhouse" esthetic of the Old Fitzhugh District.

On July 29, 2026, the applicant requested an expedited administrative approval of the post and shade structure along the Old Fitzhugh Road property elevation, as they wished to provide shade to junior patrons using the playscape during their soft opening. The City of Dripping Springs approved this expedited request administratively on July 29, 2026.

On August 4, 2026, the applicant submitted an updated application for COA2025-005, which includes:

1. A painted design for the PVC rainwater harvesting tank (refer to Attachment 1).
2. The design for the post and shade structure that was previously approved by staff on July 29, 2026, via an expedited administrative review to support the business's soft launch opening.
3. A concrete block wall design along the Old Fitzhugh Rd elevation.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

28485 Ranch Road 12

Historic District Contribution Status: "Non-Contributing."

Historic Resource "Priority Rating:" N/A

Project Overview: 28485 Ranch Road 12

The applicant is requesting approval of an updated application for COA2025-005, which includes:

1. A painted design for the PVC rainwater harvesting tank. This painted design complements the artwork found in the applicant's sign and shop (refer to Attachment 1).
 - a. Staff recommends approval of this painted design, as it aligns with the business's artwork, as shown on its signage, and on the walls inside of the shop. In addition, all colors are permitted in the Old Fitzhugh historic district, as this adds to the eclectic character of the district.
2. The design for the post and shade structure that was previously approved by staff on July 29, 2026, via an expedited administrative review to support the business's soft launch opening.
 - a. This design was previously administratively approved by staff on 7/29/2026. No additional action or approval from HPC is required for this item.
3. A concrete block wall design along the Old Fitzhugh Rd elevation and between the playscape area and the parking lot.
 - a. Staff considers the wall an important safety feature that will prevent young patrons from wandering away from the playscape area.
 - b. The Old Fitzhugh guidelines aim to preserve and uphold a "rustic farmhouse" esthetic, and require the use of native stone and wood materials.

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- c. Staff considers that the design of the concrete block wall has an industrial and engineered appearance, which is not compatible with the Old Fitzhugh district guidelines.
- d. Staff recommends that a natural/native stone veneer or layer be added over the existing CMU blocks.
- e. Staff considers that this type of finish would be most compatible and appropriate with the historic district guidelines, which uphold a rustic esthetic with native/natural stone, or wood finishes.
- f. There is no need to demolish the current concrete block fence, as a stone veneer or layer can be mortared/attached to the existing CMU blocks.

* * *

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” - The proposed painted design for the rainwater harvesting tank is compatible with the eclectic character of OFR.

Design Principles: “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” – The addition of a stone veneer to the concrete block wall, which is similar to the stone used for the landscape beds along OFR, will promote a rustic look and feel.

Preferred Uses: “Residential/Commercial” - This is a commercial project.

Site Planning & Building Placement: The rainwater harvesting tank is placed at the right corner of the building elevation along RR12, while the wall is placed along a portion of the playscape bordering the OFR elevation and the parking lot. These placements are appropriate.

Parking Arrangement: “Onsite Lots @ Rear of Property” - The parking lot was previously approved on August 6, 2025, and no changes are requested.

Building Footprint / Massing / Scale: The building was previously approved on August 6, 2025, and no changes are requested.

Street Frontage / Articulation: “45’ max, 60’ max at RR 12;” - The building is 35’-0” wide. The building was previously approved on August 6, 2025, and no changes are requested.

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” - The porch was previously approved on August 6, 2025, and no changes are requested.

Roofs: “Sloped metal roofs” – The sloped metal roof was previously approved on August 6, 2025, and no changes are requested.

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Materials: “Wood porch structures and trim, native stone walls” – The addition of a stone veneer to the concrete block wall, which is similar to the stone used for the landscape beds along OFR, will promote a compatible material selection for this wall.

Color Palette: “Full range of hues allowed” – the color palette of the proposed rainwater harvesting design complements the eclectic use of color in the neighborhood.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 24ft” – no trees are impacted by these updates.

Landscape Features: The addition of a stone veneer to the concrete block wall, which is similar to the stone used for the landscape beds along OFR, will promote a rustic look and feel for this landscape feature.

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

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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

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

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28485 Ranch Road 12: “Current Condition, view from RR 12”. Staff Image, 2026.

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28485 Ranch Road 12: “Current Condition, view from OFR”. Applicant Image, 2026.

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August 03, 2026

Ms. Sara Varvarigos

Sara,

Thank you for spending the time to physically come out to Ziggi's Café in the the heat and review the exterior design for compliance with the COA documents that were approved last July. It has been a long but rewarding journey and the owners hope to open very soon.

In response to your printed comments, dated July 15, 2026, I am submitting this document and others for consideration by the HPC at their September meeting seeking approval for the site elements noted during your inspection and listed in your review.

The submittal contains a Site Map showing the landscaped area fronting OFR and the rain-water collection tank located on the Ranch Road 12 side of the building. On the map are notes and photo place indicators that correspond to the images included in the submittal so that you can orient yourself to the location where the picture was taken. Also included in the submittal are images of the sailcloth colors and a color sketch demonstrating the rain-water collection tank graphics that are being proposed.

Concerning the structure design for the sailcloth supports, the 3" square steel posts are buried 36" into the ground and entombed in a concrete footing approximately 12" in diameter. This will be sufficient to hold the light-weight sailcloth and the pressures applied to the sailcloth from stretching tension and wind loading.

The CMU low walls are deemed complete as constructed. They were built as physical barriers to keep young toddlers playing in the playground area from being attracted to and "toddling" into the parking lot or the street where cars are moving about and also promote air-flow at the kiddo level and visual interest with "whimsy and eclecticism" from OFR and the parking lot serving double-duty as a safety device and creating a "fun" visual element.

The color sketch of the proposed graphics to be applied to the rain-water collection tank on the east side of the building fronting Ranch Road 12 is an exterior extension of the graphics painted on the interior walls of the Café. They will be either painted on or applied to the tank with high-performance vinyl stickers whichever is deemed to have more weather and sunlight resistance and last the longest. We are requesting approval for the graphics, however we would also like approval for the latitude for when the graphics are to be applied to the tank. We truly believe that the trees and bushes planted on that side of the building in the landscape bed in combination with the 6 foot tall privacy fence on the north property line will effectively screen the tan colored tank from being a visual distraction from either an aesthetic or driving safety standpoint. The photos in the submittal show this well, I feel. The tank graphics are certainly fun and may bring attention to the tank and the Café that would outweigh the cost of execution but we feel being mandated to install them within a specific time-frame is not warranted considering the tank was approved as-is in the Site Development Permit process and the landscape will considerably screen the tank from view.

We really appreciate your and the HPC's efforts to make OFR a fun and visually interesting destination in Dripping Springs and the work that yall put into your responsibilities as representatives of the historic interests of our town.

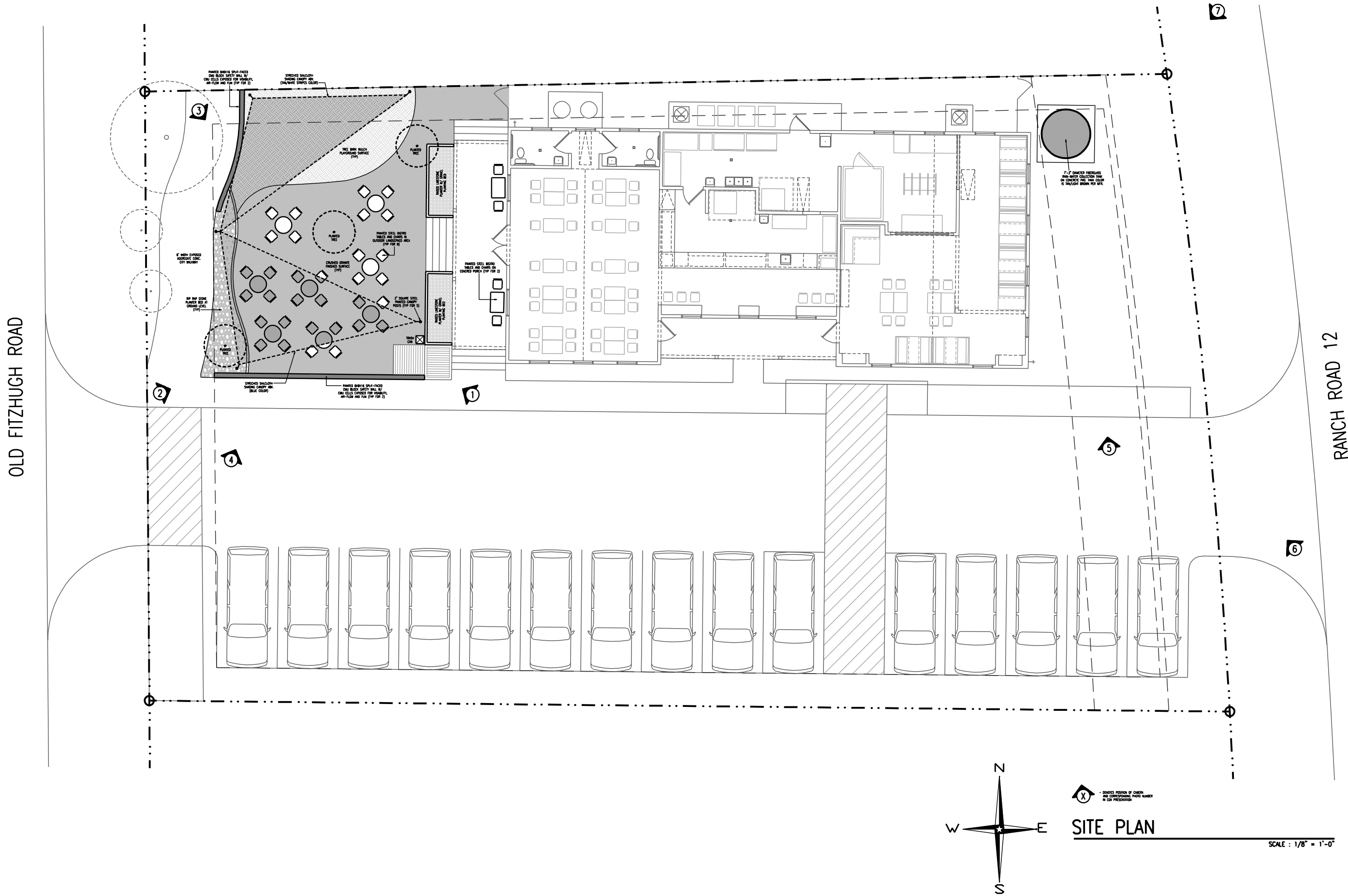
Sincerely,



Kevin Herron

Texas Registered Architect #16060















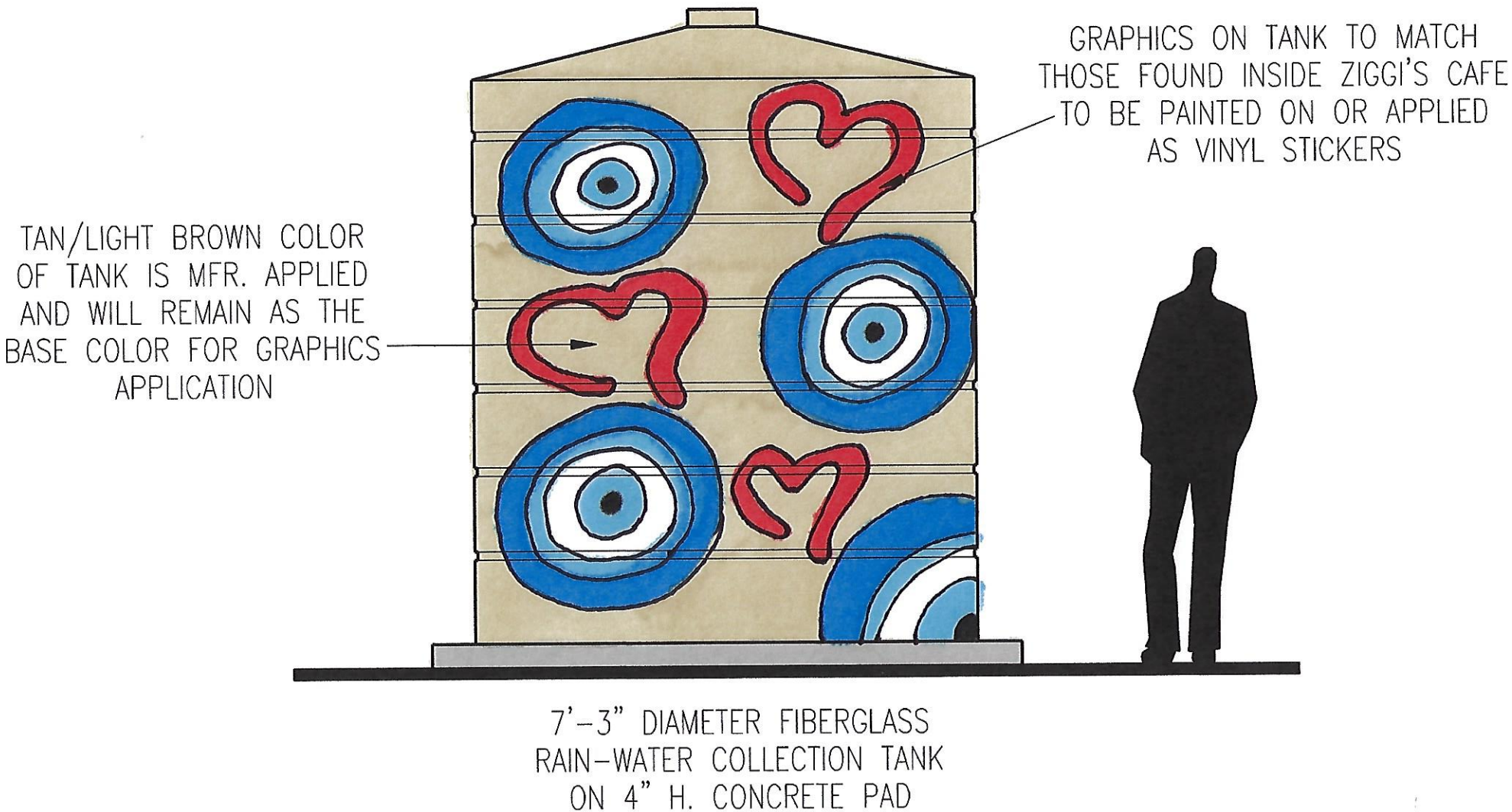
Item 2.







Item 2.









ZIGGI'S ZOO

Item 2.

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HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **September 3, 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 Master Concept Site Plan application, COA2026-005 (refer to Attachment 1). The scope of this COA includes a Master Concept Site Plan for:

- **A Restaurant to be located at 505 Old Fitzhugh (would require partial demolition of existing building(s) at this location)**
- **A Pro Shop Retail Store to be located at 519 Old Fitzhugh**
- **6 Racket Sports Facilities to be located behind 519 Old Fitzhugh**
- **A Spa with dipping pools to be located behind 505 Old Fitzhugh**
- **18 Casitas to be located behind 505 Old Fitzhugh**
- **Sidewalks**

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○ **Parking**

Review Summary, General Findings: “Approval with Conditions”

General Compliance Determination- **Compliant** ☒ **Non-Compliant** ☐ **N/A**

Staff Recommendations / Conditions of Approval:

Staff recommends approval of COA2026-005 Master Site Plan Concept with conditions.

Conditions of approval:

- 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:
 1. ID #102, 14 inch Live Oak
 2. ID #2583, 16 inch Live Oak
 3. ID #2618, 12 inch Live Oak
 4. ID #2619, 12 inch Live Oak
 5. ID #2633, 17 inch Cedar Elm
 6. ID #2701, 11 inch Live Oak
 7. ID #2702, 12 inch Live Oak
 8. ID #2703, 10 inch Live Oak
 9. ID #2705, 11 inch Live Oak
 14. ID #2788, 14 inch Twin Live Oak
 15. ID #2789, 16 inch Live Oak

Staff is recommending that the proposed placement of any footings for porches that will be encroaching into the inner CRZ’s of the below list trees 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.

1. ID #95, 14 inch Live Oak
2. ID #501, 12 inch Cedar Elm
3. ID #2617, 15 inch Live Oak

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4. ID #2771, 14 inch Live Oak
 5. 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.

Case History / Findings of Fact:

On July 2, 2026, the D&A Companies team solicited feedback on the preliminary “Old Fitz Concept Plan” during a Historic Preservation Commission Workshop. 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
- A 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

Following this meeting, staff instructed the applicant to apply for individual COA applications for the proposed project, as follows:

1. Master overall concept site plan
2. COA application for 505 OFR (Smokehouse restaurant)
3. COA application for 519 OFR (Pro Retail Shop)
4. COA application for Court Werx
5. COA application for The Springs Bathhouse Health Club Spa
6. COA application for the Casitas at the Springs Boutique Hotel

The applicant has submitted the COA permit for item number one (1) in the above list as the first step in the overall COA permit process. Staff finds that the building placements, footprints, parking, and sidewalks are in compliance with Historic District Guidelines.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

505 & 519 Old Fitzhugh

“Historic Resource Priority Rating” and “Historic District Contribution Status”:

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

Project Overview:

The applicant has indicated that the Master Concept Site Plan will be completed in a single phase.

The building footprints for the buildings below appear to conform with the Historic District Guidelines for the Old Fitzhugh District (maximum 5,000 SF building footprint, with 2,500 increments):

- Restaurant to be located at 505 Old Fitzhugh
- Pro Shop Retail Store to be located at 519 Old Fitzhugh
- 6 Racket Sports Facilities to be located behind 519 Old Fitzhugh
- Spa to be located behind 505 Old Fitzhugh
- 18 Casitas to be located behind 505 Old Fitzhugh

The building footprints for the buildings below 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:

505 Fitzhugh Road

- 25-ft front setback
- 25-ft rear setback
- 25-ft side setback

519 Old Fitzhugh Road

- 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 sidewalks shown on the Master Concept Site Plan are favorable to pedestrian connections in the Old Fitzhugh District.

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

The applicant provided a Tree Preservation and Mitigation report prepared by a certified Arborist as part of the COA application. Per the report, 68 trees on the site have advanced Oak Wilt and are recommended for removal. There are 50 healthy heritage trees that will be preserved. The arborist tree report also identifies 15 standard trees on site that are to be removed:

1. ID #102, 14 inch Live Oak
2. ID #2583, 16 inch Live Oak
3. ID #2618, 12 inch Live Oak

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4. ID #2619, 12 inch Live Oak
5. ID #2633, 17 inch Cedar Elm
6. ID #2701, 11 inch Live Oak
7. ID #2702, 12 inch Live Oak
8. ID #2703, 10 inch Live Oak
9. ID #2705, 11 inch Live Oak
10. ID #2766, 10 inch China Berry
11. ID #2768, 9 inch Hackberry
12. ID #2769, 9 inch Hackberry
13. ID #2770, 9 inch Hackberry
14. ID #2788, 14 inch Twin Live Oak
15. ID #2789, 16 inch Live Oak

However, of these, only the Live Oaks, Twin Live Oak, and Cedar Elm trees are protected trees; the China Berry and Hackberry trees are not protected trees. The City of Dripping Springs Tree preservation and Historic District Ordinance requires the replacement of protected trees with a DBH of 8" to 17.99". Therefore, the applicant will be required to replace the highlighted list of trees above.

In addition, the Tree Preservation and Mitigation report identifies 5 standard trees that will have their inner Critical Root Zones (CRZ) impacted by the development. The report is proposing to monitor these trees for two years and replace them if damaged.

1. ID #95, 14 inch Live Oak
2. ID #501, 12 inch Cedar Elm
3. ID #2617, 15 inch Live Oak
4. ID #2771, 14 inch Live Oak
5. ID #2772, 12 inch Live Oak

Staff is recommending that the proposed placement of any footings for porches that will be encroaching into the inner CRZ's of the above 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 rustic look in feel design principle will be evaluated at the individual COA application stage.

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

Site Planning & Building Placement: Staff considers that there Master Concept Site Plan demonstrates appropriate site planning & building placement.

Parking Arrangement: “Onsite Lots @ Rear of Property” – limited side yard parking may be allowed. Staff considers that there Master Concept Site Plan 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;” – Confirm that all the building are at or below 45’-0” wide. – N/A- to be reviewed in future COA building applications

Porches: Front porch / awnings @ Entrances - min. 50% of frontage” – N/A- to be reviewed in future COA building applications.

Roofs: “Sloped metal roofs” – N/A – N/A- to be reviewed in future COA building applications.

Materials: “Wood porch structures and trim, native stone walls” – N/A- to be reviewed in future COA building applications

Color Palette: “Full range of hues allowed” – N/A- to be reviewed in future COA building applications

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 18ft” – no trees are impacted by these updates.

Landscape Features: The entrances to the parking lots feature vegetative screening, and 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.

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☐ 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:**

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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

* * *

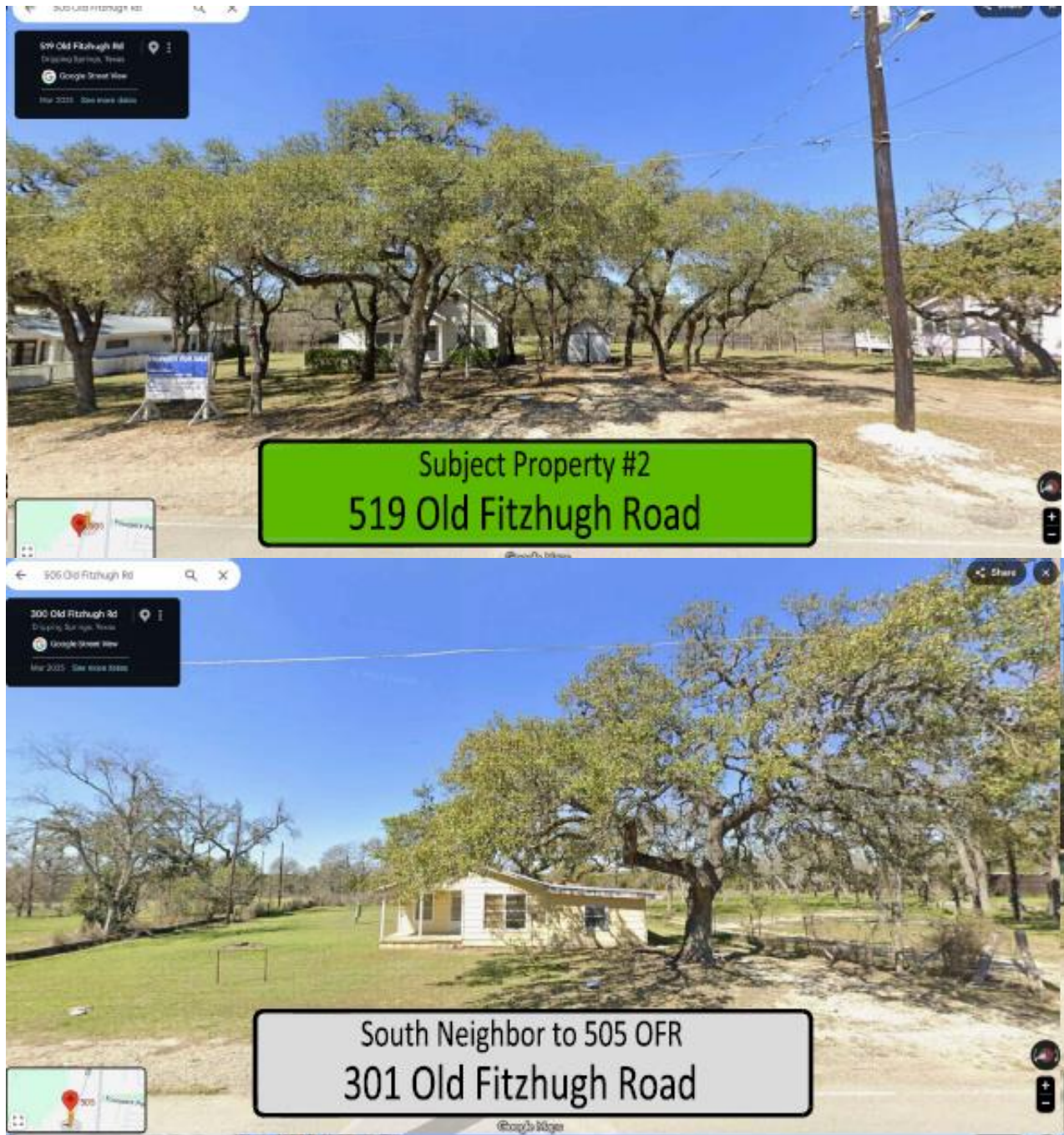
Please contact svarvarigos@cityofdrippingsprings.com if you have any questions regarding this review.

Reviewed By: Sara Varvarigos, Senior Planner, AICP

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Applicant Images.

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DRIPPING SPRINGS
Texas

Item 3.

**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

8/21/26

Date

James McCormick

8/21/26

Signature of Property Owner Authorizing the Proposed Work

Date

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

Signature of Historic Preservation Officer

Date

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

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

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

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

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

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

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

☐ Approved ☐ Denied

☐ Approved with the following Modifications: _____

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

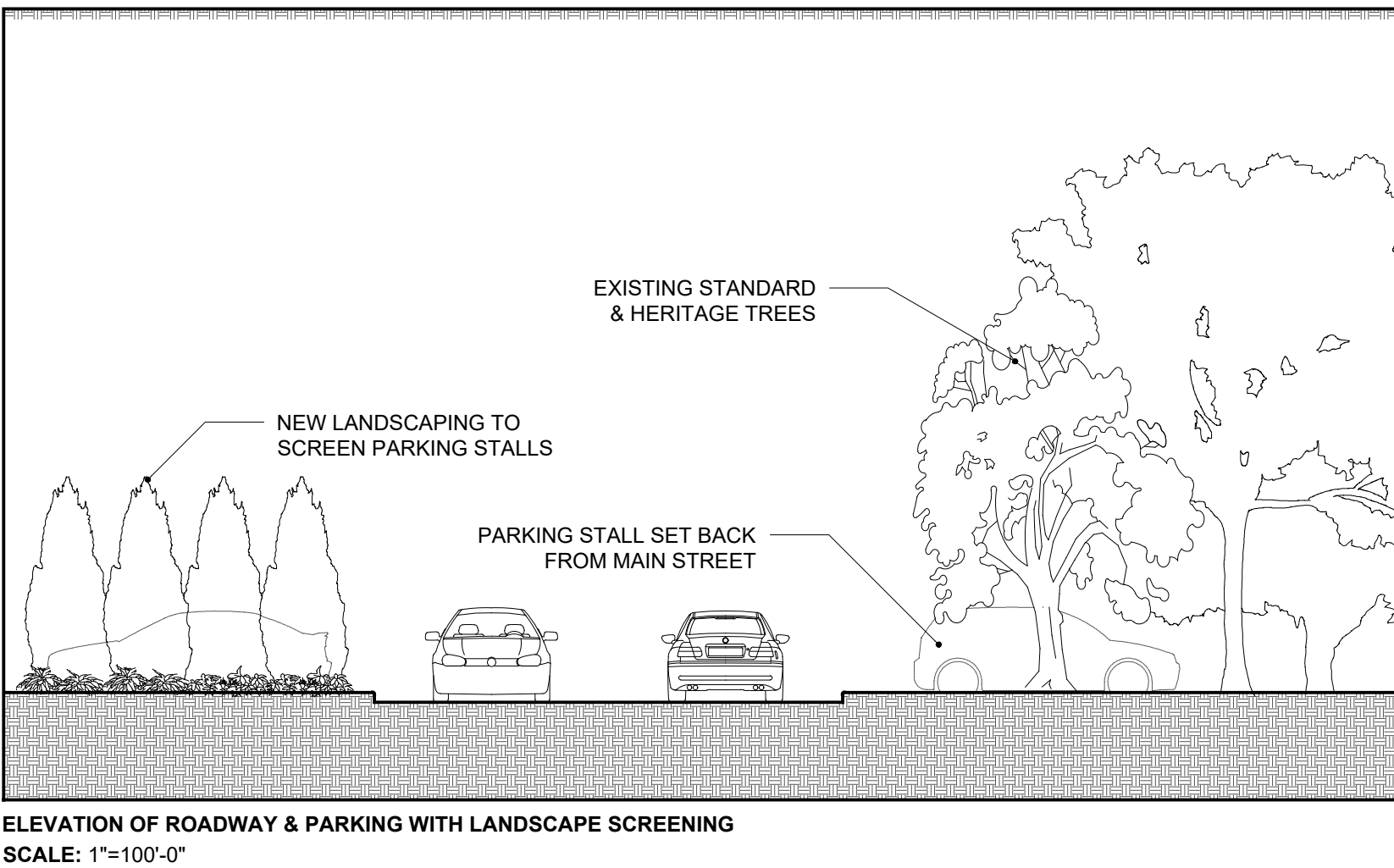
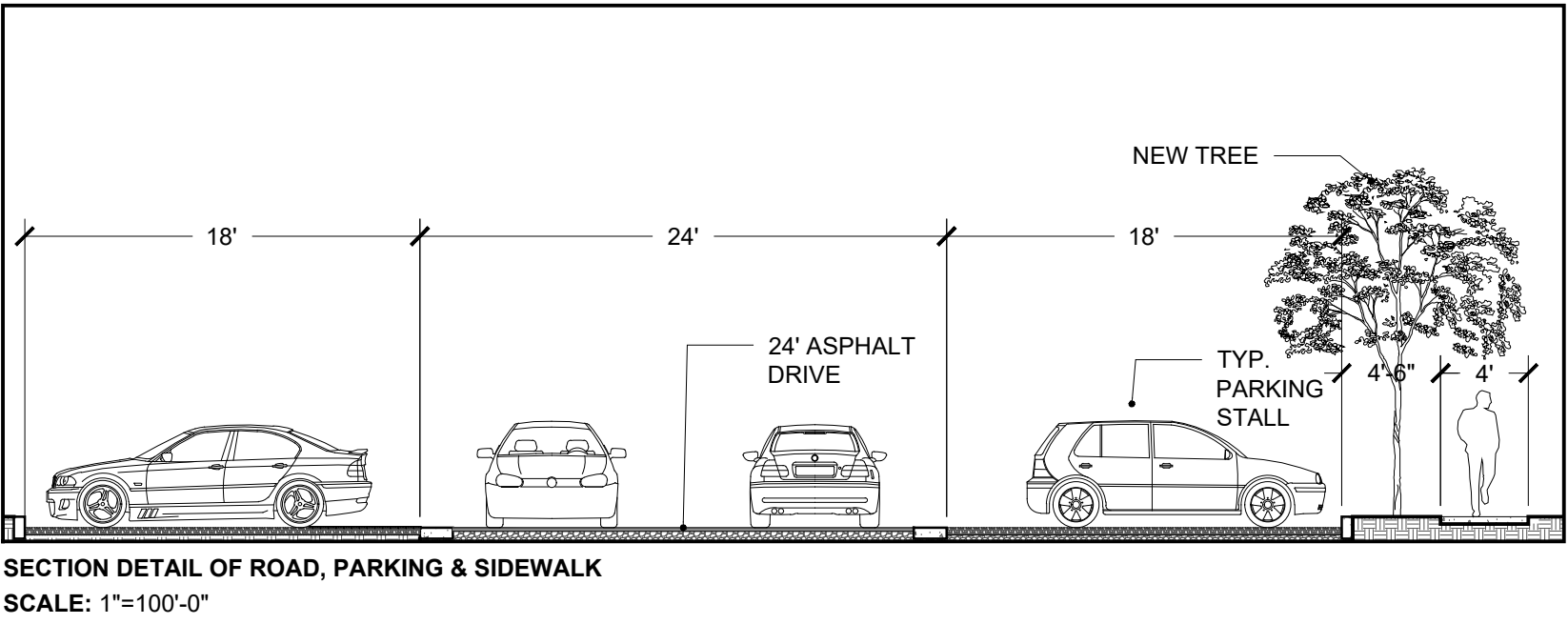


ADDRESS	ACREAGE
505 OLD FITZHUGH ROAD	7.29 AC
519 OLD FITZHUGH ROAD	2.99 AC
TOTAL	10.28 AC

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

- A DANCE HALL WILL NOT BE INCLUDED IN THE RESTAURANT.
- 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.
- 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.
- THE DEVELOPMENT SHOWN ON THE SITE CONCEPT PLAN WILL BE COMPLETED IN ONE PHASE.
- SIDEWALKS WILL BE CONCRETE TO MATCH EXISTING TRAIL IN HERITAGE HOMES SUBDIVISION. DIMENSIONS AS NOTED ON SECTION DETAIL.



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"

D&A

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

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,

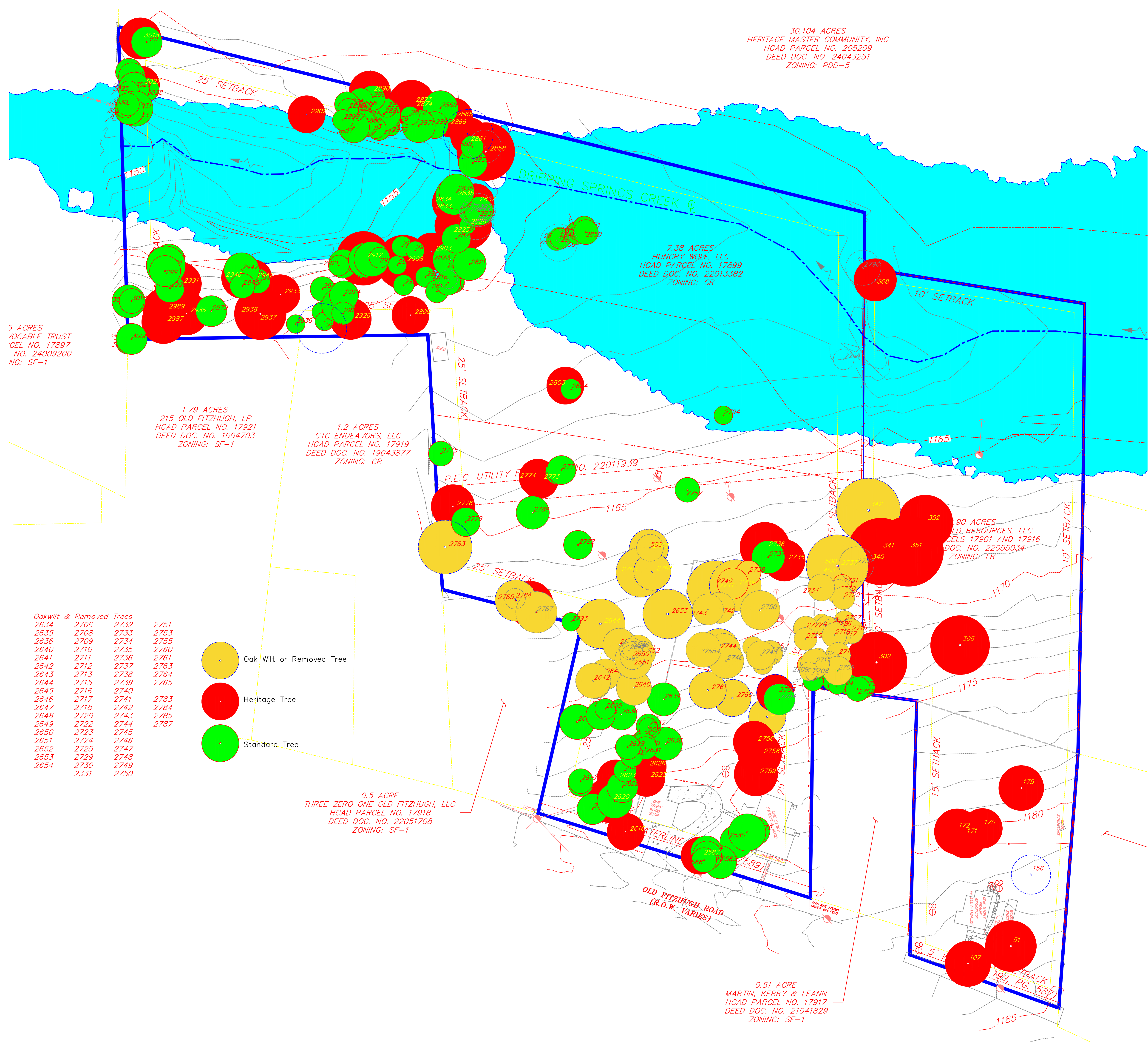
On July 9, 2026 Oak Wilt Specialists of Texas performed a tree inspection at the above property.

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	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	



Appendix IV

Tree Removal Permit Application



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) | ❖ Authorization of the property owner |
| ❖ Landscape or tree planting plan | ❖ Tree replacement plan |
| ❖ Tree protection plan | |
| ❖ Site map | ❖ 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





To: Historic Preservation Commission
From: Sara Varvarigos, AICP – Senior Planner
Date: September 3, 2026
RE: Coordination of Draft Historic District Ordinance Revision

I. Overview

During workshops with the Historic Preservation Commission on April 2, 2026, May 7, 2026, and June 4, 2026, the HPC was invited to provide input on potential land use distinctions within each Historic District. Staff proposed a unique list of permitted uses for each of the Mercer, Old Fitzhugh, and Hays Historic Overlay Districts, in the context of:

- a. developing subsections 4.3.5, 4.3.6, and 4.3.7, of the Historic District Ordinance and
- b. refining Ord. Ch.30, Exhibit E – Zoning Use Regulations (Charts), which currently contains one designated list of permitted land uses under a single Historic Overlay heading - “HO”.

Staff incorporated preliminary HPC input on the Historic Overlay uses into a draft version of three distinct overlay tables that would differentiate the Land Uses that are permitted by right in those districts. HPC recommended approval of the draft list of Land uses during the June 4, 2026, meeting. However, during the subsequent HPC meeting on August 6, 2026, HPC members moved to provide additional input on this draft list of uses.

This staff memo summarizes and analyzes this additional input, with staff responses summarized below.

II. Vision for the Districts

When revisiting the draft list of land uses to be permitted in each Historic District Overlay, it is helpful to recall the Visions for each Historic District, to evaluate whether that land use is compatible with the District.

a) Vision for the Mercer Street Historic District

- i) Period of significance (1855-1975)
- ii) Historic “Main Street” character & prioritizing pedestrian activities
- iii) Preservation, rehabilitation, revitalization

b) Vision for the Old Fitzhugh Road Historic District

- i) Period of significance (1890-1970)
- ii) Historic farmsteads, rustic character, and eclectic businesses

iii) Adaptive re-use, rehabilitation, landscape preservation

c) *Vision for Hays Street Historic District*

- i) Period of significance: 1855-1976
- ii) Historic neighborhood scale and character
- iii) Adaptive reuse and sensitive infill, tree preservation

III. Additional HPC input, with Staff Responses

HPC members Steve Mallett and Pamela Weinhammer provided additional input on August 11, 2026, and August 12, 2026, respectively. This additional input, and staff responses, are summarized below. Please refer to Attachment 1 for the Land Uses chart table with proposed revisions reflecting the feedback below.

a. *Question: Why not Saving and Loan?*

- a. Saving and Loan buildings are often large, modern financial institutions with auto-oriented drive-throughs and distinctive architectural styles—such as glass-fronted buildings, parking structures, or commercial signage—that can clash with the historic streetscape. Allowing them without controls could:
- b. Break the visual continuity of historic streetscapes.
- c. Introduce incompatible materials, colors, or forms that don't match surrounding buildings.
- d. Alter the scale, height, or setback of the district, disrupting historic proportions.
- e. However, staff can update this land use to a "C" in the Mercer District, as this type of use may be appropriate under a restricted footprint, without a drive-through.

b. *Question: Wouldn't Grawlix be considered a bar?*

- a. Bars are currently allowed with a conditional use permit "C" - essentially this means that a land use that is not permitted by right may be permitted with special conditions, as approved by the City Council. Grawlix is one such land use- it was not permitted by right, but it was allowed through a CUP in 2020.

c. *Comment: Hays District should not allow for these uses as there are so many residences there currently*

a. *(Bar or Craft Alcohol Production)*

- i. Staff will alter the proposed list of land uses for the Hays District from a "C" to an "X" for Bar and Craft Alcohol Production (see Attachment 2).
- ii. In addition, per the revised Historic District Ordinance, Craft alcohol production and sales in the Mercer District must satisfy the following conditions to be permitted by right:
 - 1. At least fifteen percent (15%) of gross floor area must be maintained as retail space open to the public; and
 - 2. Manufacturing-related activity must not occupy more than five thousand (5,000) square feet of gross floor area.

b. *(Cafeteria)*

- i. Cafeteria Definition: a restaurant in which customers serve themselves from a counter and pay before eating.
- ii. Staff does not think that this use should be prohibited in the Hays District, but will alter the land use from a "P" to a "C" designation to allow this use with conditions.

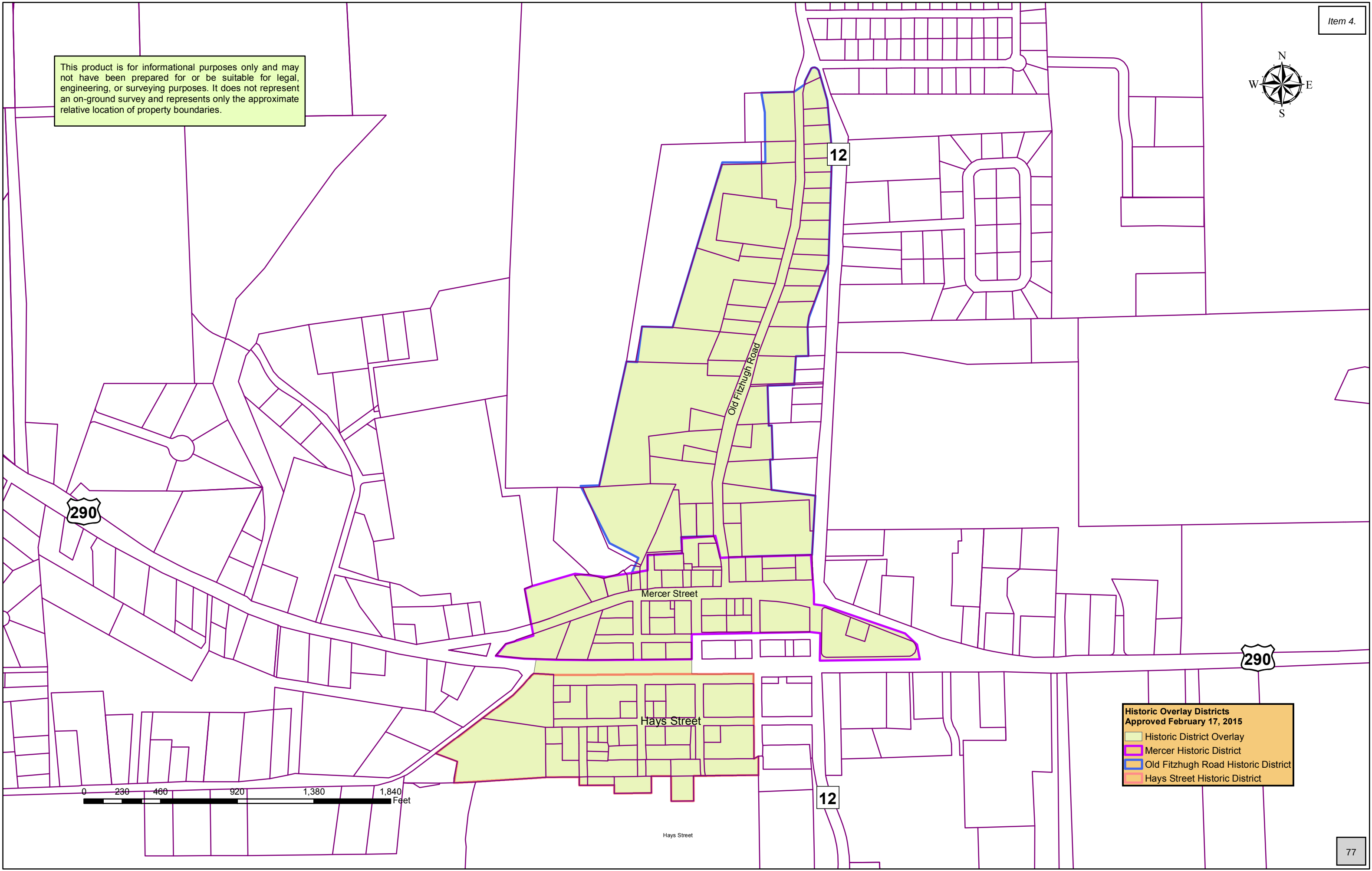
- c. *(Convenience Store)*
 - i. Staff will alter the proposed list of land uses for the Hays District from a “C” to an “X” for Convenience Store Without Gas Sales (see Attachment 2). Convenience Store with Gas Sales is already prohibited, as this is an auto-oriented land use.
- d. *(Grocery Store)*
 - i. Staff will alter the proposed list of land uses for the Hays District from “P” to “X” for both the Grocery Store and Limited Grocery Store.
- d. *Question/Comment: Food or grocery store general. Does this allow a large store like HEB to locate on Mercer street? A small specialty market would be appropriate.*
 - a. The District Guidelines impose a 10,000 SF max building footprint for Mercer District, and 5,000 SF max for the Hays and Old Fitzhugh Districts. This is why an HEB (these stores have a 50,000–70,000 SF area) would not be allowed. However, staff will update the General Grocery Land Use permission from a “P” to “X”, and keep the Limited Grocery Land Use for the Mercer and Old Fitzhugh Historic Districts only.
- e. *Same question for Hardware Store- would this allow a Home Depot?*
 - a. The District Guidelines impose a 10,000 SF max building footprint for Mercer District, and 5,000 SF max for the Hays and Old Fitzhugh Districts. This is why a Home Depot (these stores have a 100,000 SF area) would not be allowed. Staff thinks that a small local specialty hardware store may be appropriate in all the districts.
- f. *Same question for Pet Shop/Supplies- would this allow a Petco?*
 - a. The District Guidelines impose a 10,000 SF max building footprint for Mercer District, and 5,000 SF max for the Hays and Old Fitzhugh Districts. This is why a Petco would not be allowed (these stores have a 12,000 to 15,000 square foot area).
- g. *The allowed uses that jump out at me as being permitted that I don’t think fit the character of any of the historic districts:*
 - a. *Studio, Tattoo, or Body Piercing*
 - b. *Upholstery Shop*
 - c. *Used merchandise/furniture*
 - i. Staff will alter the proposed list of land uses for the all Districts from a “P” to an “X” for Studio, Tattoo, or Body Piercing.
 - ii. However, staff thinks that an upholstery shop would be compatible with the districts on condition that there is no outside storage, as this service can service the restoration of antiques. Proposing to change this land use to a “C”.
 - iii. Used Merchandise/Furniture is to be interpreted as a thrift store. We can consider changing the permission for a thrift store to a “C” to impose the condition that no outside storage is permitted, but allow a consignment shop by right, if the concern is around outside storage or dumping, or the different calibers of merchandise.
- d. *Comment: The permitting of Used Merchandise/Furniture (line 90) contradicts the prohibition of a furniture store (129)*
 - i. Used Merchandise/Furniture is to be interpreted as a thrift store, that does not primarily sell furniture, and doesn’t require a large footprint like a furniture store.

- e. *Comment: No parking lots???*
 - i. The reason for not allowing commercial parking lots is that it is far more valuable to have an active and pedestrian-oriented land use (like a retail shop or a restaurant) occupying the majority of a lot, instead of a paid auto-oriented parking lot being the only land use on the lot. Parking lots that are an accessory to a commercial land use on a property, like a retail store, or the future Stephenson Community Center are absolutely permitted
- f. *Comment: Isn't there an outdoor stage on OFR?*
 - i. Yes, but this is considered an accessory use to permitted land use. It is not the primary/main land use. A theater or stage as a stand-alone land use would be most appropriate in the Mercer District.
- g. *Comment: A Maternity Home or Orphanage is permitted but not a Nursing/Convalescence Home?*
 - i. A nursing/convalescent home is not a compatible use in the Mercer District, and the average footprint is incompatible with all Districts. However, a Home for the Aged Residential can be a compatible use in the Hays and OFR districts. Independent Maternity Homes usually have a much smaller footprint than nursing homes. The sizes of Orphanages can vary. A smaller Orphanage may be appropriate in any of the districts.

The proposed updates outlined in this staff memorandum are intended to enhance the overall clarity, coordination, and cohesiveness of the City's Ordinance.



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.



Historic Overlay Districts
Approved February 17, 2015

- Historic District Overlay
- Mercer Historic District
- Old Fitzhugh Road Historic District
- Hays Street Historic District

Legend

X= land use not permitted
P= land use permitted by right in HO if base zoning district also permits use by right
C= land use may permitted with a conditional use permit

Proposed Updates as of 9/3/2026

Staff Notes from June 4, 2026 HPC Meeting

Pamela Weinhammer
Comments Received on
August 12, 2026

Steve Mallett Comments
Received on August 11,
2026

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Bulk Grain and/or Feed Storage	X	X	X	X
Farms, General (Crops), Commercial	X	X	X	X
Greenhouse (Non-Retail)	P	X	P	X
Livestock Sales	X	X	X	X
Orchard/Crop Propagation	P	X	P	X
Plant Nursery (Commercial)	X	X	X	X
Small Scale Farm	P	X	P	X
Stable, Commercial	X	X	X	X
Stables (Private, accessory use)	P	X	P	X
Stables (Private, principal use)	X	X	X	X
Garden (Non-Retail)	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	X	P	X
Farm Animals (Non-Exempt)	P	X	P	X
Accessory Bldg./Structure (Nonresidential)	P	P	P	P
Accessory Bldg./Structure (Residential)	P	P	P	P
Accessory Dwelling Unit	P	P	P	P
Caretaker's/Guard Residence	P	P	P	P
Community or Group Home	P	X	P	P
Duplex/Two-Family	P	X	P	P
Garage Residential Conversion	P	P	P	P
Garden Home/Townhome	P	P	P	P
Home Occupation	P	P	P	P
HUD-Code Manufactured Home	X	X	X	X
Living Quarters on Site with a Business	P	P	P	P
Multiple-Family Dwelling	P	X	X	X
Residential Loft	P	P	P	P
Rooming/Boarding House	P	P	P	P
Single-Family Dwelling, Detached	P	P	P	P
Single-Family Industrialized Housing	P	P	P	P
Swimming Pool, Private	P	P	P	P
Armed Services Recruiting Center	P	P	P	P
Bank	X	P	X	X
Check Cashing Service	X	X	X	X
Credit Agency	X	X	X	X
Insurance Agency Offices	P	P	P	P
Offices, General/Professional	P	P	P	P
Office, Brokerage Services	P	P	P	P
Offices, Health Services	P	P	P	P
Offices, Legal Services	P	P	P	P
Offices, Parole/Probation	X	X	X	X
Offices, Professional	P	P	P	P
Offices, Real Estate Office	P	P	P	P
Saving and Loan	X	C	X	X
Security Monitoring Company	X	X	X	X
Telemarketing Center	X	X	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X	X	X
Ambulance Service (Private)	X	X	X	X
Antique Shop	P	P	P	P
Appliance Repair	X	X	X	X

Greenhouses could support the historic farming characteristics of the OFR Historic District

Orchards crop propagation are a part of the OFR Historic District

Small scale farms are a part of the OFR Historic District

Private accessory stables are a part of the OFR Historic District

Farm Animals most compatible with OFR

Farm Animals most compatible with OFR

Community or Group home Residential uses most compatible with residential areas of OFR and Hays

Duplex uses most compatible with residential areas of OFR and Hays

The multiple-family residential district allows 24 dwelling units per acre, which may be too dense for village center.

There is an existing Wells Fargo Bank in Mercer HD- this use should be permitted by right in a downtown

Why not Saving and Loan?

Legend

X= land use not permitted
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Proposed Updates as of 9/3/2026

Staff Notes from June 4, 2026 HPC Meeting

Pamela Weinhammer
Comments Received on
August 12, 2026

Steve Mallett Comments
Received on August 11,
2026

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Art Dealer/Gallery	P	P	P	P
Artisan's Shop	P	P	P	P
Artist Studio	P	P	P	P
Auto Sales (New and Used)	X	X	X	X
Auto Supply Store	X	X	X	X
Bakery or Confectionary (Retail)	P	P	P	P
Bar or Craft Alcohol Production	C	P	C	X
Barbershop	P	P	P	P
Beauty Shop	P	P	P	P
Bed and Breakfast Inn or Facility	P	P	P	P
Bicycle Sales and Repair	P	P	P	P
Book Store	P	P	P	P
Building Materials Sales	X	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X	X
Cafeteria	P	P	P	C
Communication Equipment Repair	X	X	X	X
Computer Sales	P	X	X	X
Consignment Shop	P	P	P	P
Convenience Store (With Gas Sales)	X	X	X	X
Convenience Store (Without Gas Sales)	P	P	P	X
Cooking School	P	P	P	P
Dance/Drama/Music Studio or School	P	P	P	P
Department Store	P	P	X	X
Drapery, Blind Upholstery Store	P	P	P	P
Exterminator Services	X	X	X	X
Financial Services	P	P	P	P
Florist Shop	P	P	P	P
Food or Grocery Store (General)	P	X	X	X
Food or Grocery Store (Limited)	P	P	P	X

Consider P in Mercer District?

Computers are modern devices and don't necessarily align with a historic district

Although a Department store could work in a Mercer district , this building footprint would not be permitted in the OFR and Hays Districts

Wouldn't Grawliks be
considered a bar?

In addition, I think that Hays
should not allow for these uses
as there are so many
residences there currently

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Food or grocery store general.
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Proposed Updates as of 9/3/2026

Staff Notes from June 4, 2026 HPC Meeting

Pamela Weinhammer
Comments Received on
August 12, 2026

Steve Mallett Comments
Received on August 11,
2026

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Funeral Home or Mortuary	X	X	X	X
Furniture Store (New and/or Used)	X	X	X	X
Garden Shop (Inside Storage)	P	P	P	P
General or Community Retail Store	P	P	P	P
Gravestone/Tombstone Sales	X	X	X	X
Hardware Store	P	P	P	P
Home Improvement Center	X	X	X	X
Laundry/Dry Cleaning	X	X	X	X
Lawnmower Sales & Repair	X	X	X	X
Live-in Security Quarters	P	P	P	P
Locksmith	X	X	X	X
Major Appliance Sales	X	X	X	X
Market (Public)	P	P	P	X
Mini-Warehouse - Self Storage	X	X	X	X
Mobile food vendor - 10 days or less	C	C	C	C
Mobile food vendor - longer than 10 days	C	C	C	C
Mobile food vendor court	C	X	C	C
Motorcycle Dealer (Sales, Repair)	X	X	X	X
Motel or Hotel	P	P	P	P
Needlework Shop	P	P	P	P
Pet Shop/Supplies	P	P	P	P
Pharmacy	P	P	P	X
Photocopying/Duplicating	P	P	P	P
Photography Studio	P	P	P	P
Plant Nursery (Retail Sales, Outdoors)	X	X	P	X
Radio or Television Studio	X	X	X	X
Recycling Center	X	X	X	X
Restaurant (No Drive-Through Service)	P	P	P	P
Restaurant (With Drive-Through)	X	X	X	X
Security Systems Installation Company	X	X	X	X
Sexually Oriented Business	X	X	X	X
Shoe Repair	P	P	P	P
Special Event Facilities	C	C	C	C
Studio, Tattoo or Body Piercing	P	X	X	X
Tailor Shop	P	P	P	P
Tool and Machinery Rental (Indoor Storage)	X	X	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X	X	X
Travel Agency	P	P	P	P
Temporary Outdoor Sales/Promotion	P	P	P	P
Upholstery Shop	P	C	C	C

Mobile food vendors are to be accessory use in Mercer District not primary use

Boutique hotel only for Historic Districts; minimum buffer distances to residential

Propose that nursery be allowed as an accessory use to a brick and mortar shop in OFR?

again, would this allow a
Home Depot to move into a
district?

Same with Petco?

The allowed uses that jump
out at me as being permitted
that I don't think fit the
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Proposed Updates as of 9/3/2026

Staff Notes from June 4, 2026 HPC Meeting

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Used Merchandise/Furniture	P	C	C	C
Vacuum Cleaner Sales and Repair	X	X	X	X
Veterinarian Clinic (Indoor Kennels)	P	P	P	X
Woodworking Shop (Ornamental, Handmade)	P	P	P	P
Antique Vehicle Restoration	X	X	X	X
Auto Body Repair	X	X	X	X
Auto Financing and Leasing	X	X	X	X
Auto Muffler Shop	X	X	X	X
Auto Paint Shop	X	X	X	X
Auto Tire Sales and Repair	X	X	X	X
Auto Upholstery Shop	X	X	X	X
Auto Washing Facility, Attended	X	X	X	X
Auto Washing Facility, Unattended	X	X	X	X
Auto Wrecker Service	X	X	X	X
Automobile Repair, Major	X	X	X	X
Automobile Repair, Minor	X	X	X	X
Helipoint	X	X	X	X
Helistop	X	X	X	X
Limousine/Taxi Service	X	X	X	X
Oil Change and Inspection	X	X	X	X
Parking Lot, Commercial	X	X	X	X
Parking Structure, Commercial	P	X	X	X
Tire Dealer, Indoor Storage	X	X	X	X
Amusement Arcade (Four or more devices)	P	P	P	X
Amusement Services (Indoor)	P	P	P	X
Amusement Services (Outdoor)	X	X	P	X
Billiard/Pool Facility	P	P	P	X
Bingo Hall	P	P	P	P
Bowling Center	P	P	P	P
Broadcast Station (With Tower)	X	X	X	X
Country Club (Private)	X	X	X	X
Dance Hall	P	P	X	X
Day Camp for Children	X	X	X	X
Civic/Conference Center	P	P	X	X
Dinner Theater	P	P	X	X
Driving Range	X	X	X	X
Fairgrounds/Exhibition Area	X	X	X	X
Gaming Club (private)	X	X	X	X
Golf Course (Miniature)	X	X	X	X
Golf Course (Public, Private)	X	X	X	X
Health Club	P	P	P	P
Motion-Picture Studio, Commercial	X	X	X	X
Motion-Picture Theater	P	P	X	X
Museum	P	P	P	P

Parking structure not appropriate with surroundings

Mini Putt or Archery may be allowed in the Old Fitzhugh Districts

Civic/Conference Center compatible with Mercer

Dinner Theater compatible with Mercer

Pamela Weinhammer
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August 12, 2026

Steve Mallett Comments
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2026

Contradicts line 90

The allowed uses that jump out at me as being permitted that I don't think fit the character of any of the historic districts

no parking lots within the districts???

Legend

X= land use not permitted
P= land use permitted by right in HO if base zoning district also permits use by right
C= land use may permitted with a conditional use permit

Proposed Updates as of 9/3/2026

Staff Notes from June 4, 2026 HPC Meeting

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LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Park accessory uses	X	P	P	P
Park and/or Playground	P	P	P	P
Psychic Reading Services	P	P	X	X
Rodeo Grounds	X	X	X	X
Skating Rink	X	X	X	X
Tennis Court	P	P	P	P
Theater (Stage)	P	P	X	X
Video Rentals/Sales	P	P	P	P
Assisted Living Facility	P	P	P	P
Broadcast Tower (Commercial)	X	X	X	X
Cemetery or Mausoleum	X	X	X	X
Child Day-Care Facility	P	X	P	P
Church, Religious Assembly	P	P	P	P
Civic Club	P	P	P	P
Community Center (Municipal)	P	P	P	P
Electrical Generating Plant	X	X	X	X
Electrical Substation	X	X	X	X
Emergency Care Clinic	X	X	X	X
Fire Station	X	X	X	X
Fraternal Lodge or Union	P	P	P	P
Government Building (Mun., St., Fed.)	P	P	P	P
Group Day-Care Home	X	X	P	P
Medical Clinic or Office	P	P	P	P
Wireless Communications Tower	X	X	X	X
Helipoint	X	X	X	X
Home for the Aged, Residential	P	X	P	P
Hospice	P	X	P	P
Hospital (Acute Care, General)	X	X	X	X
Library	P	P	P	P
Maternity Home	P	P	P	P
Nursing/Convalescent Home	X	X	X	X
Orphanage	P	P	P	P
Philanthropic Organization	P	P	P	P
Post Office	P	P	P	P
Radio, Television, Microwave Tower	X	X	X	X
School, K Through 12 (public or private)	P	P	P	P
Sewage Pumping Station	P	P	P	P
Telephone Switching/Exchange Bldg.	P	P	P	P
Wastewater Treatment Plant	X	X	X	X
Water Supply (Elevated Storage Tank)	P	P	P	P
Water Supply Facility (Private)	X	X	X	X
Book Bindery	P	P	P	P
Feed and Grain Store	X	X	X	X
Furniture Manufacture	X	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X	X

Uses include community centers, senior centers, nature centers, dog off leash areas, parks and community services administration offices, playgrounds, camp sites, hike and bike trails, observatory, park maintenance workshop and storage facilities, community gardens, bird facilities, and other uses as approved by the city.

Theater is appropriate for Mercer District

Child Care is compatible with residential uses in the OFR and Hays Districts

Interpreting this as a day care facility for the aged or those with disabilities

Home for the aged is compatible with residential uses in the OFR and Hays Districts

Hospice is compatible with residential uses in the OFR and Hays Districts

isn't there an outdoor stage
on OFR?

A maternity home or
orphanage is permitted but not
a nursing home?

Legend

X= land use not permitted
P= land use permitted by right in HO if base zoning district also permits use by right
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Proposed Updates as of 9/3/2026

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LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Pawnshop	X	X	X	X
Propane Sales (Retail)	X	X	X	X
Taxidermist	X	X	X	X
Transfer Station/Refuse Pickup	X	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X	X
Warehouse/Office	X	X	X	X
Welding Shop	X	X	X	X
Contractor's Office (No Outside Storage)	P	P	P	P
Contractor's Office (With Outside Storage)	X	X	X	X
Contractor's Temporary On-site Office	P	P	P	P
Electronic Assembly	X	X	X	X
Engine Repair or Manufacture	X	X	X	X
Laboratory Equipment Manufacture	X	X	X	X
Machine Shop	X	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X	X
Open Storage/Outside Storage	X	X	X	X
Plumbing Shop	X	X	X	X
Research Lab (Nonhazardous)	X	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X	X
Sand/Gravel Quarrying	X	X	X	X
Sign Manufacturing	P	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X	X

This industrial use not necessarily compatible with Historic Districts

Legend

	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
LAND USE				
Bulk Grain and/or Feed Storage	X	X	X	X
Farms, General (Crops), Commercial	X	X	X	X
Greenhouse (Non-Retail)	P	X	P	X
Livestock Sales	X	X	X	X
Orchard/Crop Propagation	P	X	P	X
Plant Nursery (Commercial)	X	X	X	X
Small Scale Farm	P	X	P	X
Stable, Commercial	X	X	X	X
Stables (Private, accessory use)	P	X	P	X
Stables (Private, principal use)	X	X	X	X
Garden (Non-Retail)	P	P	P	P
Farm Animals (Exempt - FFA, 4H)	P	X	P	X
Farm Animals (Non-Exempt)	P	X	P	X
Accessory Bldg./Structure (Nonresidential)	P	P	P	P
Accessory Bldg./Structure (Residential)	P	P	P	P
Accessory Dwelling Unit	P	P	P	P
Caretaker's/Guard Residence	P	P	P	P
Community or Group Home	P	X	P	P
Duplex/Two-Family	P	X	P	P
Garage Residential Conversion	P	P	P	P
Garden Home/Townhome	P	P	P	P
Home Occupation	P	P	P	P
HUD-Code Manufactured Home	X	X	X	X
Living Quarters on Site with a Business	P	P	P	P
Multiple-Family Dwelling	P	X	X	X
Residential Loft	P	P	P	P
Rooming/Boarding House	P	P	P	P
Single-Family Dwelling, Detached	P	P	P	P
Single-Family Industrialized Housing	P	P	P	P
Swimming Pool, Private	P	P	P	P
Armed Services Recruiting Center	P	P	P	P
Bank	X	P	X	X
Check Cashing Service	X	X	X	X
Credit Agency	X	X	X	X
Insurance Agency Offices	P	P	P	P
Offices, General/Professional	P	P	P	P
Office, Brokerage Services	P	P	P	P
Offices, Health Services	P	P	P	P
Offices, Legal Services	P	P	P	P
Offices, Parole/Probation	X	X	X	X
Offices, Professional	P	P	P	P
Offices, Real Estate Office	P	P	P	P
Saving and Loan	X	X	X	X
Security Monitoring Company	X	X	X	X
Telemarketing Center	X	X	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X	X	X
Ambulance Service (Private)	X	X	X	X
Antique Shop	P	P	P	P
Appliance Repair	X	X	X	X

Staff Notes from June 4, 2026 HPC Meeting

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Greenhouses could support the historic farming characteristics of the OFR Historic District

Orchards crop propagation are a part of the OFR Historic District

Small scale farms are a part of the OFR Historic District

Private accessory stables are a part of the OFR Historic District

Farm Animals most compatible with OFR

Farm Animals most compatible with OFR

Community or Group home Residential uses most compatible with residential areas of OFR and Hays

Duplex uses most compatible with residential areas of OFR and Hays

The multiple-family residential district allows 24 dwelling units per acre, which may be too dense for village center.

There is an existing Wells Fargo Bank in Mercer HD- this use should be permitted by right in a downtown

Why not Saving and Loan?

Legend

LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Art Dealer/Gallery	P	P	P	P
Artisan's Shop	P	P	P	P
Artist Studio	P	P	P	P
Auto Sales (New and Used)	X	X	X	X
Auto Supply Store	X	X	X	X
Bakery or Confectionary (Retail)	P	P	P	P
Bar or Craft Alcohol Production	C	P	C	C
Barbershop	P	P	P	P
Beauty Shop	P	P	P	P
Bed and Breakfast Inn or Facility	P	P	P	P
Bicycle Sales and Repair	P	P	P	P
Book Store	P	P	P	P
Building Materials Sales	X	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X	X
Cafeteria	P	P	P	P
Communication Equipment Repair	X	X	X	X
Computer Sales	P	X	X	X
Consignment Shop	P	P	P	P
Convenience Store (With Gas Sales)	X	X	X	X
Convenience Store (Without Gas Sales)	P	P	P	P
Cooking School	P	P	P	P
Dance/Drama/Music Studio or School	P	P	P	P
Department Store	P	P	X	X
Drapery, Blind Upholstery Store	P	P	P	P
Exterminator Services	X	X	X	X
Financial Services	P	P	P	P
Florist Shop	P	P	P	P
Food or Grocery Store (General)	P	P	P	P
Food or Grocery Store (Limited)	P	P	P	P

Staff Notes from June 4, 2026 HPC Meeting

Consider P in Mercer District?

Computers are modern devices and don't necessarily align with a historic district

Although a Department store could work in a Mercer district , this building footprint would not be permitted in the OFR and Hays Districts

Pamela Weinhammer
Comments Received on
August 12, 2026Steve Mallett Comments
Received on August 11,
2026Wouldn't Grawliks be
considered a bar?In addition, I think that Hays
should not allow for these uses
as there are so many
residences there currentlyIn addition, I think that Hays
should not allow for these uses
as there are so many
residences there currentlyIn addition, I think that Hays
should not allow for these uses
as there are so many
residences there currently
In addition, I think that Hays
should not allow for these uses
as there are so many
residences there currentlyFood or grocery store general.
Does this allow a large store
like HEB to locate on Mercer
street? A small specialty
market would be appropriate.In addition, I think that Hays
should not allow for these uses
as there are so many
residences there currentlyIn addition, I think that Hays
should not allow for these
uses as there are so many
residences there currently

Legend

	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
LAND USE				
Funeral Home or Mortuary	X	X	X	X
Furniture Store (New and/or Used)	X	X	X	X
Garden Shop (Inside Storage)	P	P	P	P
General or Community Retail Store	P	P	P	P
Gravestone/Tombstone Sales	X	X	X	X
Hardware Store	P	P	P	P
Home Improvement Center	X	X	X	X
Laundry/Dry Cleaning	X	X	X	X
Lawnmower Sales & Repair	X	X	X	X
Live-in Security Quarters	P	P	P	P
Locksmith	X	X	X	X
Major Appliance Sales	X	X	X	X
Market (Public)	P	P	P	P
Mini-Warehouse - Self Storage	X	X	X	X
Mobile food vendor - 10 days or less	P	P	P	P
Mobile food vendor - longer than 10 days	C	C	C	C
Mobile food vendor court	C	X	C	C
Motorcycle Dealer (Sales, Repair)	X	X	X	X
Motel or Hotel	P	P	P	P
Needlework Shop	P	P	P	P
Pet Shop/Supplies	P	P	P	P
Pharmacy	P	P	P	P
Photocopying/Duplicating	P	P	P	P
Photography Studio	P	P	P	P
Plant Nursery (Retail Sales, Outdoors)	X	X	P	X
Radio or Television Studio	X	X	X	X
Recycling Center	X	X	X	X
Restaurant (No Drive-Through Service)	P	P	P	P
Restaurant (With Drive-Through)	X	X	X	X
Security Systems Installation Company	X	X	X	X
Sexually Oriented Business	X	X	X	X
Shoe Repair	P	P	P	P
Special Event Facilities	C	C	C	C
Studio, Tattoo or Body Piercing	P	P	P	P
Tailor Shop	P	P	P	P
Tool and Machinery Rental (Indoor Storage)	X	X	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X	X	X
Travel Agency	P	P	P	P
Temporary Outdoor Sales/Promotion	P	P	P	P
Upholstery Shop	P	P	P	P

Staff Notes from June 4, 2026 HPC Meeting

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Steve Mallett Comments
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2026

again, would this allow a
Home Depot to move into a
district?

Mobile food vendors are to be accessory use in Mercer District not primary use

Boutique hotel only for Historic Districts; minimum buffer distances to residential

Same with Petco?

Propose that nursery be allowed as an accessory use to a brick and mortar shop in OFR?

The allowed uses that jump
out at me as being permitted
that I don't think fit the
character of any of the historic
districts

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Legend

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LAND USE	Current Historic Overlay	Mercer District Proposed Land Uses	OFR District Proposed Land Uses	Hays District Proposed Land Uses
Used Merchandise/Furniture	P	P	P	P
Vacuum Cleaner Sales and Repair	X	X	X	X
Veterinarian Clinic (Indoor Kennels)	P	P	P	P
Woodworking Shop (Ornamental, Handmade)	P	P	P	P
Antique Vehicle Restoration	X	X	X	X
Auto Body Repair	X	X	X	X
Auto Financing and Leasing	X	X	X	X
Auto Muffler Shop	X	X	X	X
Auto Paint Shop	X	X	X	X
Auto Tire Sales and Repair	X	X	X	X
Auto Upholstery Shop	X	X	X	X
Auto Washing Facility, Attended	X	X	X	X
Auto Washing Facility, Unattended	X	X	X	X
Auto Wrecker Service	X	X	X	X
Automobile Repair, Major	X	X	X	X
Automobile Repair, Minor	X	X	X	X
Helipoint	X	X	X	X
Helistop	X	X	X	X
Limousine/Taxi Service	X	X	X	X
Oil Change and Inspection	X	X	X	X
Parking Lot, Commercial	X	X	X	X
Parking Structure, Commercial	P	X	X	X
Tire Dealer, Indoor Storage	X	X	X	X
Amusement Arcade (Four or more devices)	P	P	P	P
Amusement Services (Indoor)	P	P	P	P
Amusement Services (Outdoor)	X	X	P	X
Billiard/Pool Facility	P	P	P	P
Bingo Hall	P	P	P	P
Bowling Center	P	P	P	P
Broadcast Station (With Tower)	X	X	X	X
Country Club (Private)	X	X	X	X
Dance Hall	P	P	X	X
Day Camp for Children	X	X	X	X
Civic/Conference Center	P	P	X	X
Dinner Theater	P	P	X	X
Driving Range	X	X	X	X
Fairgrounds/Exhibition Area	X	X	X	X
Gaming Club (private)	X	X	X	X
Golf Course (Miniature)	X	X	X	X
Golf Course (Public, Private)	X	X	X	X
Health Club	P	P	P	P
Motion-Picture Studio, Commercial	X	X	X	X
Motion-Picture Theater	P	P	X	X
Museum	P	P	P	P

Pamela Weinhammer Comments Received on August 12, 2026	Steve Mallett Comments Received on August 11, 2026
Contradicts line 90	The allowed uses that jump out at me as being permitted that I don't think fit the character of any of the historic districts

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Psychic Reading Services	P	P	X	X
Rodeo Grounds	X	X	X	X
Skating Rink	X	X	X	X
Tennis Court	P	P	P	P
Theater (Stage)	P	P	X	X
Video Rentals/Sales	P	P	P	P
Assisted Living Facility	P	P	P	P
Broadcast Tower (Commercial)	X	X	X	X
Cemetery or Mausoleum	X	X	X	X
Child Day-Care Facility	P	X	P	P
Church, Religious Assembly	P	P	P	P
Civic Club	P	P	P	P
Community Center (Municipal)	P	P	P	P
Electrical Generating Plant	X	X	X	X
Electrical Substation	X	X	X	X
Emergency Care Clinic	X	X	X	X
Fire Station	X	X	X	X
Fraternal Lodge or Union	P	P	P	P
Government Building (Mun., St., Fed.)	P	P	P	P
Group Day-Care Home	X	X	P	P
Medical Clinic or Office	P	P	P	P
Wireless Communications Tower	X	X	X	X
Helipoint	X	X	X	X
Home for the Aged, Residential	P	X	P	P
Hospice	P	X	P	P
Hospital (Acute Care, General)	X	X	X	X
Library	P	P	P	P
Maternity Home	P	P	P	P
Nursing/Convalescent Home	X	X	X	X
Orphanage	P	P	P	P
Philanthropic Organization	P	P	P	P
Post Office	P	P	P	P
Radio, Television, Microwave Tower	X	X	X	X
School, K Through 12 (public or private)	P	P	P	P
Sewage Pumping Station	P	P	P	P
Telephone Switching/Exchange Bldg.	P	P	P	P
Wastewater Treatment Plant	X	X	X	X
Water Supply (Elevated Storage Tank)	P	P	P	P
Water Supply Facility (Private)	X	X	X	X
Book Bindery	P	P	P	P
Feed and Grain Store	X	X	X	X
Furniture Manufacture	X	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X	X

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Propane Sales (Retail)	X	X	X	X
Taxidermist	X	X	X	X
Transfer Station/Refuse Pickup	X	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X	X
Warehouse/Office	X	X	X	X
Welding Shop	X	X	X	X
Contractor's Office (No Outside Storage)	P	P	P	P
Contractor's Office (With Outside Storage)	X	X	X	X
Contractor's Temporary On-site Office	P	P	P	P
Electronic Assembly	X	X	X	X
Engine Repair or Manufacture	X	X	X	X
Laboratory Equipment Manufacture	X	X	X	X
Machine Shop	X	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X	X
Open Storage/Outside Storage	X	X	X	X
Plumbing Shop	X	X	X	X
Research Lab (Nonhazardous)	X	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X	X
Sand/Gravel Quarrying	X	X	X	X
Sign Manufacturing	P	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X	X

Staff Notes from June 4, 2026 HPC Meeting

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This industrial use not necessarily compatible with Historic Districts

4.1.5. Conditional overlay regulations:

- (a) Use and site development regulations imposed by a conditional overlay must be more restrictive than the regulations that would otherwise apply.
- (b) A regulation imposed by a conditional overlay may:
- (1) Prohibit permitted, conditional, and accessory uses otherwise authorized in the base zoning district;
 - (2) Decrease the number or average density of dwelling units that may be constructed;
 - (3) Increase minimum lot size or minimum lot width requirements;
 - (4) Decrease maximum floor to area ratio;
 - (5) Decrease maximum height;
 - (6) Increase minimum yard and setback requirements;
 - (7) Decrease maximum building or impervious coverage;
 - (8) Restrict access to abutting and nearby roadways and impose specific design features;
 - (9) Restrict any other specific site development regulation required or authorized by the base zoning district.

4.1.6. Notice for conditional overlay:

If an applicant includes the conditional overlay as part of a zoning or rezoning application, the

restrictive than the restrictions otherwise applicable to the property.

use district or make a permitted use a conditional use;
d on the property;

ures to ameliorate potentially adverse traffic impacts; and/or
his chapter.

: applicant shall include the following information in notices required under this chapter:(a)The

restrictions requested by the applicant; and(b)A statement that additional restrictions may be

imposed by the city.



To: Historic Preservation Commission
From: Sara Varvarigos, AICP – Senior Planner
Date: September 3, 2026
RE: COA Application Fees

I. COA Application Fee Findings

On June 4, 2026, the Historic Preservation Commission requested that the Planning Department conduct research on fees for COA applications. The purpose of this request is to adopt COA permit fees. Although the City of Dripping Springs waives COA application permit fees for property owners that comply with the City of Dripping Springs' Historic Preservation and Historic District Ordinance, violators will be required to pay these fees once the City of Dripping Springs Historic Preservation Ordinance revision is adopted in the future.

Staff compiled research on COA application fees for 13 cities in the State of Texas, in order to gather a baseline for the range of fees that are currently charged throughout the following jurisdictions:

1. Houston
2. San Antonio
3. New Braunfels
4. Austin
5. Fredericksburg
6. Georgetown
7. Fort Worth
8. Boerne
9. Denison
10. Grapevine
11. Wimberley
12. Elgin
13. San Marcos

The findings are presented in the table below.

Jurisdiction	COA Application Fees				
	COA New Construction and Additions (\$)	COA Accessory Structures (\$)	COA Restoration and Alteration (\$)	COA Demolition/Relocation (\$)	Revision to Previously Approved COAs (\$)
1. Houston	\$331.87	\$146.46	\$149.99	\$367.45	\$146.46
2. San Antonio	Commercial COA fee- \$100 Stop Work- \$500 application Signage: \$100			Commercial Building: \$100 Residential Building: \$50	
3. New Braunfels	Currently No COA fees; work begun without a COA is sent to court & \$500 fine				
4. Austin	COA Fee: \$80 Building Permit Application for National Register Historic Districts: \$75 Historic Sign Review: \$197.14 Public Hearing Preparation Fee: \$587.18 Historic District Zoning Application: \$1223.66 Historic Landmark Plaque: \$390			Residential Principal Building Fees: \$125 Partial Demolition Total Demolition (\$200) Relocation Review (\$200) Residential Accessory Building Fees: Demolition/Relocation (\$40) Commercial Building Fees: Demolition/Relocation Review (\$390)	
5. Fredericksburg	Administrative Review: \$50 Historic Board Review: \$150				
6. Georgetown	Historic and Architectural Review Commission (HARC) Review \$503	HPO review: \$181 Minor HPO review (signage, paint color or awning color/fabric changes, exterior lighting and			

		mechanical equipment \$120			
7. Fort Worth	Currently No COA fees				
8. Boerne	Sign Fee: \$150 All other COA Fees: \$250				
9. Denison	Currently No COA fees				
10. Grapevine	Provides assistance, at no charge, to owners by helping them plan modifications they may be considering. Guides owners through the application process necessary to implement those changes.				
11. Wimberley	HPO Review: \$100 Architect Review: Cost of consultant review				
12. Elgin	\$50				
13. San Marcos	Technology Fee: \$15 Filing Fee: \$150				



DRIPPING SPRINGS Texas

FY2026 – FEE SCHEDULE

Planning

Zoning

Parks & Community Services

Dripping Springs Ranch Park

Water and Wastewater Rates

Building - Effective January 1, 2026 Signs

Fire

Appendix to Fee Schedule

City of Dripping Springs, Texas
Schedule of Rates, Fines, Fees, and Charges
Approved Fiscal Year 2025-2026 Budget

Item 5.

Department	DESCRIPTION		
SITE DEVELOPMENT			
		FY2025	FY2026
Planning			
	Pre-Application Conference Fee	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference.)	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference.)
Planning	Minor Projects (less than \$10,000.00) - Construction Costs of Improvements required by the Site Development Ordinance.	\$ 500.00	\$ 500.00
Planning	Small Projects (\$10,000.00 - \$50,000.00)	\$ 1,000.00	\$ 1,000.00
	Medium Projects (\$50,000.00 - \$100,000.00)	\$1,500.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.	\$1,500.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.
Planning			
	Large Projects (\$100,001.00 - \$500,000.00)	\$2,000.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.	\$2,000.00 and 1.5% of the estimated total construction cost of the improvements required by the Site Development Ordinance.
Planning			
	Mega Projects (greater than \$501,000.00)	\$2,000.00 and 1.5 % of the estimated total construction cost of the improvements required by the Site Development Ordinance.	\$2,000.00 and 1.5 % of the estimated total construction cost of the improvements required by the Site Development Ordinance.
Planning			
	Temporary Projects	\$250.00 for temporary improvements between 15 and 30 days.	\$250.00 for temporary improvements between 15 and 30 days.
Planning	Site Development Permit Amendments/Engineer Adjustment Fee	\$ 1,000.00	\$ 1,000.00
Planning	Public Notice Signage	\$ 25.00	\$ 25.00
Planning	Waiver/Variance Request -- Non-Tree	\$ 500.00	\$ 500.00
Planning	Waiver/Variance Request -- Tree Removal	New for FY 2026	\$100 per tree
Planning	Extension of Plan Approval Request Fee	\$ 200.00	\$ 200.00
Planning	First reinspection	\$ 50.00	\$ 50.00
Planning	Second reinspection	\$ 100.00	\$ 100.00
Planning	Third reinspection	\$ 200.00	\$ 200.00
Planning	Further Reinspections - Double for each subsequent inspection.	Varies	Varies - See Appendix
Planning			
	Sidewalk Fee-in-Lieu	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.
Planning	Reimbursement of Consultant Fees	Varies	Varies-See Appendix
Planning	Guarantee of Public Improvements -- Bond or Cash Equivalent	110% of estimated cost of construction	110% of estimated cost of construction-See Appendix
Planning	ETJ Area -- In Non-Development Agreement Areas -- Project Fees	Varies	Varies-See Appendix
Planning	License to Encroach	New for FY 2026	\$250
Planning	Double permit fees for project started without a permit	Varies	Varies
Planning	Agriculture Facility Fee	\$100.00/Dwelling Unit	\$100.00/Dwelling Unit
Planning	Park Development Fee	\$648.00/Dwelling Unit	\$648.00/Dwelling Unit
	Parkland Dedication Fee (Fee-In-Lieu)		
Planning	Duplex / Single Family	\$1716.00/Dwelling Unit	\$1716.00/Dwelling Unit
Planning	Multifamily	\$1317.00/Dwelling Unit	\$1317.00/Dwelling Unit
SUBDIVISION			
Planning	Pre-Application Conference Fee (cost put towards application fee if application is filed within twelve (12) months of conference)	\$180.00	\$180.00
	Preliminary Plat (Major Plat) Filing Fee		
Planning	Preliminary Plat (Major Plat) Filing Fee	\$500.00/plat, plus \$225.00 per lot	\$500.00/plat, plus \$225.00 per lot
Planning	Preliminary Plat Minor Revision Filing Fee	\$500.00/plat, plus \$60.00 per lot	\$500.00/plat, plus \$60.00 per lot
Planning	Minor Plat Submitting Fee	\$500.00/plat	\$500.00/plat
Planning	Final Plat (Major Plat) Filing Fee	\$250.00/plat, plus \$450.00 per lot	\$250.00/plat, plus \$450.00 per lot
Planning	Amending Plat Submitting Fee	\$500.00/plat	\$500.00/plat
Planning	Guarantee of Public Improvements -- Bond or Cash Equivalent	Varies	Varies - See Appendix
Planning	Guarantee of Maintenance	Varies	Varies - See Appendix
Planning	Vacation of Plat Fee	\$500.00/plat	\$500.00/plat
Planning	Replat Fee	\$500.00/plat, plus \$250.00 per lot.	\$500.00/plat, plus \$250.00 per lot.
Planning	Plat Amendment Fee	\$500.00/plat	\$500.00/plat
Planning	Waiver/Variance Request	\$500.00/variance	\$500.00/variance
Planning	Extension of Plat Approval Request Fee	\$ 200.00	\$ 200.00
Planning	Reimbursement of Consultant Cost for Plat/Construction Plan Application	Varies	Varies-See Appendix
Planning	Construction Plans not including City Water or Wastewater Infrastructure	\$700.00/acre of the subdivision section.	\$700.00/acre of the subdivision section.
Planning	Construction Plans that include either City Water or Wastewater Infrastructure, but not both	\$1,400.00/acre of the Subdivision	\$1,400.00/acre of the Subdivision
Planning	Construction Plans that include both City Water and Wastewater Infrastructure	\$2,100.00/acre of the subdivision section.	\$2,100.00/acre of the subdivision section.
Planning	Double permit fees for project started without a permit-double final plat filing fee	Varies	Varies
Planning	Vacation of Easement/Right-of-Way Fee	\$300.00/easement or right-of-way	\$300.00/easement or right-of-way
	Apartment/Condominium Project Construction Plan Review Fees		
Planning	Apartment/Condominium Project Plat Filing Fee	\$500.00/plat, plus \$225.00 per unit	\$500.00/plat, plus \$225.00 per unit
Planning		\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference)	\$180.00 (cost put towards application fee if application is filed within twelve (12) months of conference)
	Pre-Application Conference Fee		
Planning	Concept Plan Review Fee	\$ 300.00	\$ 300.00
Planning	Construction Plans not including City Water or Wastewater Infrastructure	\$700.00/acre of the subdivision section	\$700.00/acre of the subdivision section
Planning	Construction Plans that include either City Water or Wastewater Infrastructure, but not both	\$1,400.00/acre of the Subdivision	\$1,400.00/acre of the Subdivision
Planning	Construction Plans that include both City Water and Wastewater Infrastructure	\$2,100.00/acre of the subdivision section.	\$2,100.00/acre of the subdivision section.
Planning	Construction Plan Amendment/Engineer Adjustment Fee	\$ 500.00	\$ 500.00
Planning	Public Notice Signage	\$ 25.00	\$ 25.00
Planning	Sidewalk Fee-in-Lieu	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.	\$12.00/square foot of approved fee-in-lieu of sidewalk construction.

City of Dripping Springs, Texas
Schedule of Rates, Fines, Fees, and Charges
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Planning	License to Encroach Fee	\$200.00/encroachment.	\$200/encroachment	Varies-See Appendix
Park Development Fee				
Planning	Duplex / Single Family	\$1716.00/Dwelling Unit	\$1716.00/Dwelling Unit	
Planning	Multifamily	\$1317.00/Dwelling Unit	\$1317.00/Dwelling Unit	
Parkland Dedication Fee (Fee-In-Lieu)				
Planning	Duplex / Single Family	\$1716.00/Dwelling Unit	\$1716.00/Dwelling Unit	
Planning	Multifamily	\$1317.00/Dwelling Unit	\$1317.00/Dwelling Unit	
ZONING				
Planning	Conditional Use Permit (CUP) Application: Domestic Farm Animals Conditional Use Permit Application Fee	\$ 150.00	\$ 150.00	
Planning	CUP Application: Ag Ed Short Form Conditional Use Permit Application Fee	exempt	exempt	
Planning	Other Conditional Use Permit Application Fees	\$ 500.00	\$ 500.00	
Planning	Zoning Classification Change Request Fee	\$500.00/lot, tract or parcel	\$500.00/lot, tract or parcel	
Planning	Planned Development District Request Fee	\$5,000.00/district, plus \$150.00 per acre	\$5,000.00/district, plus \$150.00 per acre	
Waiver/Variance/Special Exception Request Fees				
Planning	Fences in Residential Areas Waiver/Variance/Special Exception Fee	\$ 250.00	\$ 250.00	
Planning	Other Waiver/Variance/Special Exception Request Fees	\$ 500.00	\$ 500.00	
Planning	Reimbursement of Consultant Costs for Zoning Application	Varies	Varies	
Planning	Zoning Determination Letter Request Fee	\$50.00/parcel	\$50.00/parcel	
Planning	Zoning Ordinance Amendment Request Fee	\$500.00/request	\$500.00/request	
Planning	Public Notice Signage	\$ 25.00	\$ 25.00	
Planning	Planned Development District Amendment Fee	\$ 1,000.00	\$ 1,000.00	
Planning	Planned Development District Minor Modification Fee	\$ 500.00	\$ 500.00	
Planning	Zoning Determination Letter Request Fee	\$50.00/parcel	\$50.00/parcel	
Planning	City Limits Determination Letter Request Fee	\$ 50.00	\$ 50.00	
Planning	Extraterritorial Jurisdiction Determination Letter Request Fee	\$ 50.00	\$ 50.00	
Planning	Street Cut/Driveway Permit Fee	\$ 100.00	\$ 100.00	
Planning	Grandfathered Development Status Determination Request Fee	Subdivisions, \$750.00; Other Projects (such as site development), \$500.00	Subdivisions, \$750.00; Other Projects (such as site development), \$500.00	
Planning	Appeal or Determination of Grandfathered Status Fee	\$ 250.00	\$ 250.00	
Planning	Extraterritorial Jurisdiction Release Request	\$250	\$250	
Planning	Mercer Street Parking Fee-In-Lieu	\$6,500.00 per space	\$6,500.00 per space	
DEVELOPMENT AGREEMENT				
Planning	Development Agreement Fee	\$5,000.00/agreement, plus \$75.00 per acre	\$5,000.00/agreement, plus \$75.00 per acre	
Planning	Reimbursement of Consultant Costs for Development Agreement	Varies	Varies-See Appendix	
Planning	Public Notice Signage	\$100.00 (\$75.00 deposit returned upon return of the sign in good condition).	\$100.00 (\$75.00 deposit returned upon return of the sign in good condition).	
Planning	Development Agreement Amendment Fee	\$ 1,000.00	\$ 1,000.00	
Planning	Development Agreement Minor Modification Fee	\$ 500.00	\$ 500.00	
PARKS & COMMUNITY SERVICES - see Appendix for Fields and Fee Basis				
Parks	Deposit	\$100	\$100 - See Appendix	
Parks	Commercial Activity:Any vendors or individuals that sell goods or services for profit at a City Park or on City Property - Resident	\$30/day	\$50/90 Days	
Parks	Commercial Activity:Any vendors or individuals that sell goods or services for profit at a City Park or on City Property - Non-Resident	New	\$75/90 Days	
Hourly Rate with 2 hours minimum - Field Use Fees - See Appendix for Use Restrictions				
Parks	Resident/ETJ	\$ 25.00	\$ 25.00	
Parks	Non-Resident & Non-Profit	\$ 75.00	\$ 75.00	
Parks	Tournaments, Camps, & Clinics	\$ 100.00	\$ 100.00	
Adult Softball Leagues				
Parks	Field Use Fees	\$75/Field/Day	\$75/Field/Day	
Parks	Electricity/Lights	\$75/field	\$75/field	
Electricity				
Parks	Single Use	\$35/hour	\$35/hour	
Parks	Adult Softball Leagues	\$75/field	\$75/field	
Daily Use Fees for Veterans Memorial Park and The Triangle				
Under 4 hours				
Parks	Resident/ETJ	\$ 50.00	\$ 50.00	
Parks	Non-Resident & Non-Profit	\$ 80.00	\$ 80.00	
Parks	Business or Organization	\$ 100.00	\$ 100.00	
Over 4 hours				
Parks	Resident/ETJ	\$ 100.00	\$ 100.00	
Parks	Non-Resident & Non-Profit	\$ 160.00	\$ 160.00	
Parks	Business or Organization	\$ 200.00	\$ 200.00	
Founders Memorial Pool Entry - Resident/ETJ Resident				
Parks	Daily Entry - Child (less than 4 years)	Free	Free	
Parks	Daily Entry - Child (4 - 11 years)	\$ 3.00	\$ 3.00	
Parks	Daily Entry (12 - 59 years)	\$ 5.00	\$ 5.00	
Parks	Daily Entry - Adult Senior (60+ years)	\$ 4.00	\$ 4.00	
Parks	Summer Splash Pass - Child (4 - 11years)	\$ 50.00	\$ 50.00	
Parks	Summer Splash Pass (12 - 59 years)	\$ 65.00	\$ 65.00	
Parks	Summer Splash Pass - Senior Adult (60+ years)	\$ 50.00	\$ 50.00	
Parks	Family Summer Splash Pass - 4 Family	\$ 130.00	\$ 130.00	
Parks	Family Summer Splash Pass - 5 Family	\$ 155.00	\$ 155.00	
Founders Memorial Pool Entry - Non-Resident				
Parks	Daily Entry - Child (less than 4 years)	Free	Free	
Parks	Daily Entry - Child (4 - 11 years)	\$ 6.00	\$ 6.00	
Parks	Daily Entry (12 - 59 years)	\$ 7.00	\$ 7.00	
Parks	Daily Entry - Adult Senior (60+ years)	\$ 6.00	\$ 6.00	
Parks	Summer Splash Pass - Child (4 - 11years)	\$ 80.00	\$ 80.00	
Parks	Summer Splash Pass (12 - 59 years)	\$ 95.00	\$ 95.00	
Parks	Summer Splash Pass - Senior Adult (60+ years)	\$ 80.00	\$ 80.00	

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Parks	Family Summer Splash Pass – 4 Family	\$	155.00	\$	155.00
Parks	Family Summer Splash Pass – 5 Family	\$	180.00	\$	180.00
Parks	Business or Organization	\$	150.00	\$	150.00
Hourly Rate - Pool Rental - 2 Hour Minimum					
Parks	Resident/ETJ	\$	100.00	\$	100.00
Parks	Non-Resident & Non-Profit	\$	125.00	\$	125.00
Parks	Business or Organization	\$	200.00	\$	200.00
Parks	Additional Lifeguards - 1 per 50 people over 50 attendees		\$35/hour/lifeguard		\$35/hour/lifeguard - See Appendix
Park Pavilion Rental Fee					
Parks	Deposit		\$100		100 - See Appendix
Parks	Electricity		New		\$10
Parks	Pavilion Lawn Area - Resident		New		\$15/hour
Parks	Pavilion Lawn Area - Non-Resident		New		\$25/hour
Daily Rate					
Parks	Resident/ETJ	\$	150.00	\$	150.00
Parks	Non-Resident & Non-Profit	\$	250.00	\$	250.00
Parks	Business or Organization	\$	600.00	\$	600.00
Hourly Rate - 2 hour minimum					
Parks	Resident/ETJ	\$	30.00	\$	30.00
Parks	Non-Resident & Non-Profit	\$	50.00	\$	50.00
Parks	Business or Organization	\$	150.00	\$	150.00
Parking Lot Use Fee - Hourly Rate - See Appendix for Restrictions					
Parks	Resident/ETJ	\$	100.00	\$	100.00
Parks	Non-Resident & Non-Profit	\$	250.00	\$	250.00
Parks	Business or Organization	\$	400.00	\$	400.00
Community Service Programs - See Appendix					
Special Event Permit Fees - See Appendix for Deposit Information					
Parks	Application Fee	\$	25.00	\$	25.00
Parks	Small Special Event Deposit	\$	100.00	\$	100.00
Parks	Intermediate Special Event Deposit	\$	200.00	\$	200.00
Parks	Large Special Event Deposit	\$	500.00	\$	500.00
Film Permit Fees					
Parks	Film Permit Fee		\$25.00 due upon application approval by the City Administrator.		\$25.00 due upon application approval by the City Administrator.
Parks	Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area		\$500.00/day		\$500.00/day
Parks	Partial, non-disruptive use of a public building, park, right-of-way, or public area		\$250.00/day		\$250.00/day
Parks	Total enclosure or obstruction of public street or right-of-way, including parking lots and on-street parking		\$50.00/day per block		\$50.00/day per block
Parks	Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking		\$25.00/day per block		\$25.00/day per block
Parks	Use of City parking lots, parking areas, and City streets (for purpose of parking film trailers, buses, catering trucks, and other large vehicles)		\$50.00/day per block or lot		\$50.00/day per block or lot
Non-Profit Event Triangle Banner Program Fee					
Parks	Banner Placement (due upon application approval by the City Administrator)		\$25.00 due upon application approval by the City Administrator		\$25.00 due upon application approval by the City Administrator
ALCOHOL BEVERAGE PERMIT FEES - See Appendix					
Upper Tier Annual Permit Fees					
Administration	Brewer's License (BW)	\$	750.00	\$	750.00
Administration	Distiller's and Rectifier's Permit	\$	750.00	\$	750.00
Administration	Winery Permit (O)	\$	37.50	\$	37.50
Administration	Out-of-State Winery Direct Shipper's Permit		\$0.00 (no fee for permit)		\$0.00 (no fee for permit)
Administration	Nonresident Brewer's License		\$ 0.00 (no fee for permit)		\$0.00 (no fee for permit)
Administration	Nonresident Sellers Permit (S)	\$	75.00	\$	75.00
Administration	General Distributor's License (BB)	\$	150.00	\$	150.00
Administration	Wholesaler's Permit (W)	\$	937.50	\$	937.50
Administration	General Class B Wholesaler's Permit	\$	150.00	\$	150.00
Mixed Beverage Permit (MB)					
Administration	1st Renewal Year Two	\$	562.50	\$	562.50
Administration	2nd Renewal Year One	\$	750.00	\$	750.00
Administration	2nd Renewal Year Two	\$	750.00	\$	750.00
Administration	3rd Renewal Year One and Subsequent Renewals	\$	375.00	\$	375.00
Administration	Wine and Malt Beverage Retailer's Permit (BG)	\$	87.50	\$	87.50
Administration	Wine and Malt Beverage Off-Premise Permit (BQ)	\$	30.00	\$	30.00
Administration	Malt Beverage Retail Dealer's On-Premise License (BE)	\$	75.00	\$	75.00
Administration	Malt Beverage Retailer's Off-Premise License (BF)	\$	30.00	\$	30.00
Administration	Private Club Registration (N)		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Administration	Private Club Malt Beverage and Wine Permit (NB)		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Administration	Private Club Exemption Certificate (NE)		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Administration	Package Store Permit (P)	\$	250.00	\$	250.00
Administration	Wine-Only Package Store Permit (Q)	\$	37.50	\$	37.50
Administration	Passenger Transportation Permit		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Other Permits					
Administration	Consumer Delivery Permit (CD)		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Administration	Bonded Warehouse Permit (I/J/D)	\$	75.00	\$	75.00
Administration	Manufacturer's Agent's Warehousing Permit (AW)	\$	375.00	\$	375.00
Administration	Carrier's Permit (C)		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Administration	Promotional Permit (PR)	\$	150.00	\$	150.00
Administration	Third-Party Local Cartage Permit (ET)		\$0.00 (no fee for this permit)		\$0.00 (no fee for this permit)
Administration	Branch Distributor's License (BC)	\$	37.50	\$	37.50
MISCELLANEOUS					
Copies					
Public Works	Black and white		\$0.10/page		\$0.10/page
Public Works	Color		\$0.50/page		\$0.50/page

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Item 5.

Public Works	Full Size Color Map (24 x 36)		\$6.00/page		\$6.00/page
Public Works	Full Size Black & White Map (24 x 36)		\$4.00/page		\$4.00/page
Public Works	Certified Copies		\$1.00/page		\$1.00/page
Public Works	Notary Services		\$6.00/notary, or in accordance with Chapter 406.024 of the Government Code.		\$6.00/notary, or in accordance with Chapter 406.024 of the Government Code.
Public Works	Waiver/Variance Request Fee not listed above	\$	500.00	\$	500.00
	Itinerant Vendor License Application Fees				
Parks	Resident	\$	35.00		\$50/90 Days
Parks	Non-Resident		New		\$75/90 Days
Public Works	Temporary Public Right-of-Way Usage Permit		\$50.00/day		\$50.00/day
Public Works	Temporary Public Street Closure Permit	\$	250.00	\$	250.00
Public Works	Temporary Public Street Closure Permit Extension	\$	100.00	\$	100.00
Building	Public Swimming Pool Inspection Fee		\$240.00/swimming facility		\$240.00/swimming facility
Building	More than one re-inspection, per year		\$120.00/hour		\$120.00/hour
Building	Public Swimming pool design and consultation services		\$120.00/hour		\$120.00/hour
Planning	Special District Agreement Fee	\$	2,500.00	\$	2,500.00
Building	Scooter Impoundment Fee		\$75.00/scooter		\$75.00/scooter
Planning	Special District Agreement Amendment Fee	\$	1,000.00	\$	1,000.00
	Miscellaneous				
Administration	Professional Services Fees		Varies		Varies-See Appendix
Administration	Credit Cards and Debit Cards		Varies		Varies-See Appendix
Administration	After Hours Inspection Fee		Varies		Varies-See Appendix
FARMERS MARKET - See Appendix for reduction or waiver of fees					
	Application Fee				
Parks	Application		\$30.00, non-refundable		\$40.00, non-refundable
Parks	Annual Market Membership	\$	40.00		Eliminate
	Vendor Booth Fee				
Parks	Agricultural Producers Farmers		\$25.00/day		\$27.00/day
Parks	Agricultural Producers Rancher		\$30.00/day		\$32.00/day
Parks	Value Added Food & Beverages		\$33.00/day		\$35.00/day
Parks	Craft/Services		\$28.00/day		\$30.00/day
Parks	Weekend Market		\$30.00/day		\$32.00/day
Parks	Shared Booth		\$15.00/day		\$16.00/day
	Other Booth Rental Fees				
Parks	Weights		\$5.00/each		\$5.00/each
Parks	Tent		\$20.00/each		\$20.00/each
Parks	Electricity		\$5.00/booth		\$5.00/booth
Parks	Shared Booth		\$10.00/day		\$10.00/day
	Penalty Fees				
Parks	Late Set-Up	\$	10.00	\$	10.00
Parks	Late Booth Reservation Payment	\$	10.00	\$	10.00
Parks	No Show (for vendors that do not show or cancel after 2 hours before the start of the Farmers Market)		\$10.00		\$10.00
	Friends of Dripping Springs Farmers Market Program Fees				
Parks	Annual Individual Membership		\$30.00/individual		\$30.00/individual
Parks	Annual Family Membership		\$55.00 (up to four individuals)		\$55.00 (up to four individuals)
Parks	Annual Corporate Membership		\$250.00 (up to ten employees)		\$250.00 (up to ten employees)
Parks	FM New Business Meet and Greet (Micro-Sponsorship)		\$50.00/market with a limit of one market per month		\$50.00/market with a limit of one market per month
STREET CUTS, EXCAVATIONS AND REPAIR OF CITY STREETS					
	Local Government Code Ch. 284				
	Review of Application Fees				
Public Works	Network Node (up to 5 network nodes)		\$500		\$500
Public Works	Network Node (each additional network node on a single application, up to 30 network nodes)		\$200 per node		\$200 per node
Public Works	Transport Facility (up to 5 network nodes)		\$500		\$500
Public Works	Transport Facility (each additional network node on a single application, up to 30 network nodes)		\$250 per node		\$250 per node
Public Works	Node Support Pole		\$1,000 per pole		\$1,000 per pole
	Municipal Authorization Required, Registration, Compensation and Fees				
Public Works	Network Node (per network node site)		\$250.00		\$250.00
Public Works	Node Support Pole		No separate rate from the network node annual fee (each support pole should have a network node attached).		No separate rate from the network node annual fee (each support pole should have a network node attached).
Public Works	Transport Facility (for each network node site, unless an equal or greater amount is paid the City, e.g. under Chapter 283, Tex. Loc. Gov. Code or Chapter 66, Tex. Util. code.)		\$28.00/month		\$28.00/month
Public Works	Service Pole (to collocate a network node on a service pole in the public right-of-way)		\$20.00/year		\$20.00/year
DRIPPING SPRINGS RANCH PARK FEES					
Parks	Discounts		Varies		Varies-See Appendix
Parks	Recreational Vehicle Dump		\$20.00/occurrence		\$20.00/occurrence
Parks	Recreational Vehicle Site with Hook-Ups - with 30 or 50 amp - Permit must be displayed		\$45/day		\$45/day
Parks	Non-Refundable Booking Fee		\$250		\$250 - See Appendix
	Fields 1, 2, 3 & 4 and Trails				
Parks	Full Day		\$100.00/field/day		\$100.00/field/day
Parks	Trails		\$450.00/event		\$450.00/event
	Stalls				
Parks	Event Center Stalls Full Day		\$25.00/day per stall		\$25.00/day per stall
Parks	Shavings		\$9.00/bag (sales tax included)		\$9.00/bag (sales tax included)
Parks	Grounds Fee		\$10.00/day per horse		\$10.00/day per horse
	Outdoor Arena				
Parks	Homestead Arena - Full Day		\$150.00/day, if rented with Event Center Facility, \$75.00/day		\$150.00/day, if rented with Event Center Facility, \$75.00/day
Parks	Outdoor Arena - Full Day - Mon - Thurs		New		\$150
Parks	Outdoor Arena - Full Day - Fri - Sun		New		\$350.00, or \$200.00 if rented with Main Arena
Parks	Outdoor Arena Lights		\$25.00/night		\$25.00/night

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Parks	Use of the Concession Stand, Announcers Stand and Public Address System	\$50.00/day	\$50.00/day
Parks	4H and Future Farmers of America	Exempt for Practices	Exempt for Practices- See Appendix for Restrictions
	Horseback Riding throughout Park & Outdoor Arena		
Parks	Indoor Arena Day Pass Permit	\$20.00/day/horse	\$20.00/day/horse
Parks	Individual Riding Membership	\$200.00/year	\$200.00/year
Parks	Family Riding Membership (1 – 4 persons)	\$500.00/year	\$500.00/year
Parks	Each Additional Family Member added to Family Riding Membership (5+ persons)	\$100.00/person/year	\$100.00/person/year
Parks	Trainer Membership	\$400.00/year	\$400.00/year
Parks	Trainer Day Fee	\$20.00/hour	\$20.00/hour
Parks	Youth Membership	\$100.00/person who is under the age of eighteen, per year	\$100.00/person who is under the age of eighteen, per year
	Overnight Primitive Camping Site		
	Overnight Primitive Camping Site	\$20.00/night/vehicle	\$20.00/night/vehicle
	Main Indoor Arena		
Parks	Full Day, Monday – Thursday	\$400.00/day	\$400.00/day
Parks	Full Day, Friday – Sunday	\$900.00/day	\$900.00/day
Parks	Half Day, Monday – Thursday	\$225.00/day	\$225.00/day
Parks	Each Additional Hour	\$50.00/hour	\$50.00/hour
Parks	Full Day VIP Booth	\$150.00/day/VIP Booth	\$150.00/day/VIP Booth
	Livestock Barn		
Parks	Full Day, Monday – Thursday	\$200.00/day	\$200.00/day
Parks	Full Day, Friday – Sunday	\$350.00/day	\$350.00/day
Parks	Half Day, Monday – Thursday	\$100.00/day	\$100.00/day
Parks	Each Additional Hour	\$25.00/hour	\$25.00/hour
	Main Event Rooms		
Parks	Main Event Room	Full Day, Friday – Sunday	\$1,500.00/day
Parks	Main Event Room	Full Day, Monday – Thursday	\$750.00
Parks	Main Event Room	Half Day, Monday – Thursday	\$500.00
Parks	Main Event Room	Each Additional Hour	\$75.00/hour
	Small Event Room		
Parks	Small Event Room	Full Day, Friday – Sunday	\$800.00/day
Parks	Small Event Room	Full Day, Monday – Thursday	\$400.00/day
Parks	Small Event Room	Half Day, Monday – Thursday	\$250.00/day
Parks	Small Event Room	Each Additional Hour	\$50.00/hour
	Vendor Hall		
Parks	Full Day	\$400.00/day	\$400.00/day
Parks	Each Additional Hour	\$35.00/hour	\$35.00/hour
	Concession Kitchen & Concession Stand		
Parks	Concession Kitchen	Full Day	\$300.00/day
Parks	Concession Kitchen	Each Additional Hour	\$25.00/hour
Parks	Concession Stand	Full Day	\$200.00/day
Parks	Concession Stand	Each Additional Hour	\$25.00/hour
	Entire Event Center (excludes stalls and RV Hookups)		
Parks	Full Day	\$3,000.00/day (does not include expansion)	\$3,000.00/day (does not include expansion)
Parks	Each Additional Hour	\$300/hour	\$300/hour
Parks	Half Day	\$2,000.00/day	\$2,000.00/day
Parks	Expansion	\$900.00/day	\$900.00/day
Parks	Full Day	\$4,000.00/day	\$4,000.00/day
Parks	Each Additional Hour	\$300.00/hour	\$300.00/hour
Parks	Expansion	\$900.00/day	\$900.00/day
	Staff Fees		
Parks	Hourly Staff Charge	\$25.00/hour/staff member Regular Time and	\$25.00/hour/staff member Regular Time and
	Tables and Chairs		
Parks	Onsite	\$8.00/day per table	\$8.00/day per table
Parks	Offsite	\$16.00/day per table	\$16.00/day per table
Parks	Chairs	\$15.00/cart (25 chairs)/day	\$15.00/cart (25 chairs)/day
	Portable Bleacher		
Parks	Onsite	\$100.00/set	\$100.00/set
Parks	Offsite	\$1,200.00/set	\$1,200.00/set
Parks	Offsite Delivery Charges	Fee TBD at assessment per event specifications	Fee TBD at assessment per event specifications
Parks	Stage set-up or removal in Special Event Rooms(s)	\$150.00/stage per event	\$150.00/stage per event
Parks	Stage set-up in Arena(s)	\$50.00/stage per event	\$50.00/stage per event
Parks	Bar	\$50.00/bar	\$50.00/bar
	Arena Footing and Add-On Fees		
Parks	Drag Fees during Event (includes up to 4 drags)	\$100.00/day	\$100.00/day
Parks	Water/Drag Additional Fee (includes 2 drags)	\$100.00/day	\$100.00/day
Parks	Additional Drags Add On	\$25.00/drag	\$25.00/drag
Parks	Arena Packing and Post Event Re-leveling	\$2000.00/event	\$2000.00/event
Parks	Dressage Arena	New	\$350.00, or \$200.00 if rented with Main Arena
Parks	Special Dirt Needs	TBD at assessment per event specifications	TBD at assessment per event specifications
Parks	Jump Set (set up fees are additional)	\$250.00/day	\$250.00/day
Parks	Jump Set Set-Up Fee	\$25.00/hour/staff member (one hour minimum)	\$25.00/hour/staff member (one hour minimum)
Parks	Barrell Racing and Reining Drag Package	\$300.00/day	\$300.00/day
	Custodial Cleaning Fees - See Appendix for Additional Information		
Parks	Event Park	\$1,500/event	\$1,500/event
Parks	Event Center Entire Facility	\$1,000.00/event	\$1,000.00/event
Parks	Main Indoor Arena	\$350.00/day	\$350.00/day
Parks	Livestock Barn	\$200.00/event	\$200.00/event
Parks	Outdoor Arena	\$100.00/event	\$100.00/event
Parks	Main Special Event Room	\$350.00/event	\$350.00/event
Parks	Small Event Room	\$250.00/event	\$250.00/event

City of Dripping Springs, Texas
Schedule of Rates, Fines, Fees, and Charges
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Parks	Vendor Hall				\$250.00/event		\$250.00/event
Parks	Concession Kitchen				\$150.00/event		\$150.00/event
Parks	Concession Stand				\$75.00/event		\$75.00/event
Parks	Fields/Trails				Determined by DSRP Manager		Determined by DSRP Manager
Parks	VIP Booth				\$25.00/booth/event		\$25.00/booth/event
Parks	Civic Meeting Custodial (if serving food/drink)				\$25.00/ event		\$25.00/ event
Parks	Animal Stall/Pen Cleaning				Determined by DSRP Manager		Determined by DSRP Manager
Parks	Table Setup/Breakdown				Determined by DSRP Manager		Determined by DSRP Manager
Electrical Requests							
Parks	Large Amp Plugs				\$45.00/box (plug)		\$45.00/box (plug)
Parks	Direct Plug into Transformer				\$50.00/plug		\$50.00/plug
Parks	Extension Cords				\$40.00/item/event		\$40.00/item/event
Sound System and Network							
Parks	Pop-Up Vendor Electrical (110v)				\$10.00/day		\$10.00/day
Parks	Basic Sound Package (microphone and background sound)				\$50.00/day		\$50.00/day
Parks	Basic Projector Screen package (click share and screen)				\$25.00/day		\$25.00/day
Parks	Enhanced AV Package				Fee TBD at assessment per event specifications		Fee TBD at assessment per event specifications
Parks	Audio/Visual Engineer				Fee TBD at assessment per event specifications.		Fee TBD at assessment per event specifications.
Parks	Single Day Network Access				\$5.00/day		\$5.00/day
Parks	Three Day Network Access	\$		12.00	\$		12.00
Parks	Seven Day Network Access	\$		20.00	\$		20.00
Parks	Secure Multiple Vendor Network Access	\$		300.00	\$		300.00
Other Fees							
Parks	Damages and Fines				Varies		Varies-See Appendix
Parks	Business Opportunities (non-peak)				Varies		Varies-See Appendix
Parks	Special Fees				Varies		Varies-See Appendix
Parks	Special Events and Programming				Varies		Varies-See Appendix
Parks	Civic Meeting Rate (non-profit/governmental only) up to 4 hours				\$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.		\$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.
Parks	Overnight Parking Fee				\$20.00/vehicle per night		\$20.00/vehicle per night
Parks	Event Parking				\$5.00/vehicle per day		\$5.00/vehicle per day
FEE DISCOUNTS AND WAIVERS -- See Appendix							
WATER RATES AND FEES							
Temporary Fire Hydrant Meter Request							
Public Works	Security Deposit	\$		2,000.00			
Public Works	Monthly Rate			\$50.00/month			
Public Works	Volumetric Rate			\$10.00/thousand gallons			
Service Call and Reconnect Fee							
Public Works	Service Call and Reconnect Fee			\$50.00/call			
New Water Service Fees							
Public Works	Meter Set Fee	\$		50.00			
Public Works	Customer Service Inspection	\$		50.00			
Public Works	5/8 x 5/8 Meter	\$		177.00			
Public Works	5/8 x 3/4 Meter	\$		177.00			
Public Works	3/4 x 3/4 Meter	\$		199.00			
Public Works	1" x 1" Meter	\$		236.00			
Public Works	LET Endpoint	\$		126.00			
Public Works	Meter Box and Lid	\$		130.21			
Public Works	For lots platted on or prior to 11/01/2012			\$5,180.00/LUE			
Public Works	For lots platted 10/31/2012 – 01/31/2015			\$8,809.00/LUE			
Public Works	For lots platted 02/01/2015 – 09/19/2018			\$12,938.00/ LUE			
Public Works	For lots platted 09/20/2018 – 09/30/2021			\$6,139.00/LUE			
Public Works	For lots platted on or after 10/01/2021			\$8,175.00/LUE			
Impact Fees							
Public Works	For lots platted on or prior to 11/01/2012			\$5,180.00/LUE			
Public Works	For lots platted 10/31/2012 – 01/31/2015			\$8,809.00/LUE			
Public Works	For lots platted 02/01/2015 – 09/19/2018			\$12,938.00/ LUE			
Public Works	For lots platted 09/20/2018 – 09/30/2021			\$6,139.00/LUE			
WASTEWATER RATES AND FEES							
Public Works	Minimum Usage Charge Per LUE			\$28.88			
Public Works	Usage Charge			\$4.05 per 1,000 gallons			
Public Works	Excess Usage Charge -- Sec. 20.02.006			\$50 per LUE			
Public Works	Application Fee			\$30			

City of Dripping Springs, Texas
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Dept	Residential	FY 2025	FY 2026
Building	One- and Two-Family New Residential Permit	Varies	\$1.00/ft2
Building	Mobile/Modular Home Permit	\$450	\$0.50/ft2
Building	Construction Trailer Permit (Plus inspections for Scope of Work)	N/A	\$0.50/ft2
Building	Addition/Alteration/Remodel (Plus inspections for Scope of Work)	\$120	\$0.50/ft2
Building	Accessory Building (Plus inspections for Scope of Work)	\$192	\$0.50/ft2
Building	Additional Dwelling Unit	Varies	\$1.00/ft2
Building	Stand Alone Trade Permit (Plus inspections for Scope of Work)	\$120	\$200
Building	Inspection Fee (for inspections not covered by the Residential Permit Fee)	\$100	\$100
Building	After Hours Inspection Fee	N/A	\$200
Building	Remote Virtual Inspection Fee	N/A	\$100
Building	Reinspection Fee (Including Remote Virtual Reinspection)	Varies	\$150
Building	Expired Permit Renewal Fee (Site visit inspection and plan review)	Varies	\$250
Building	Pre-Construction Meeting (only upon request and limited to 1 hour max)	N/A	\$180/hour
Building	Swimming Pool Permit	\$450	\$450
Building	Swimming Pool Review (for pools not requiring building review with certain Development Agreements)	\$75	\$100
Building	Plan reviews requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50
Building	Plan Review \$95/hour	N/A	\$95
Building	Plan Revision for Approved Permit (\$50/additional review)	N/A	\$50
Building	Unauthorized Occupancy	\$750	\$2,000
Building	Waiver/Variance	\$500	\$500
Building	Demolition Permit	\$100	\$250
Building	On Site Sewage Facility Permit	Varies	\$600
Building	Child/Adult Care Sanitation Permit (renewed annually)	\$200	\$300
Building	Double permit fees for project started without a permit	Varies	Varies

Dept	Commercial and Multi-Family	FY 2025	FY 2026
Building	Building Permit Fee - per ICC Building Valuation Data Table and fees below		
Building	\$1.00 - \$10,000 valuation	\$160	\$200

Building	\$10,000.01 - \$25,000.00 valuation (\$200+ \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00)	Varies	Varies
Building	\$25,000.01 - \$50,000.00 valuation (\$455+ \$13.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00)	Varies	Varies
Building	\$50,000.01 - \$100,000 valuation (\$780+ \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00)	Varies	Varies
Building	\$100,000.01 - \$500,000.00 valuation (\$1,230+ \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00)	Varies	Varies
Building	\$500,000.01 - \$1,000,000.00 valuation (\$4,430+ \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00)	Varies	Varies
Building	Valuation more than \$1,000,000.00 (\$7,930+ \$5.00 for each additional \$1,000.00, or fraction thereof)	Varies	Varies
Building	Construction Trailer/Modular Building Permit (Plus inspections for Scope of Work)	Varies	\$0.50/ft2
Building	Stand Alone Trade Permit (Plus inspections for Scope of Work)	\$120	\$300
Building	Inspection Fee (for inspections not covered by the Commercial Permit Fee)	N/A	\$200
Building	After Hours Inspection Fee	N/A	\$300
Building	Remote Virtual Inspection Fee	N/A	\$150
Building	Reinspection Fee (Including Remove Virtual Reinspection)	Varies	\$250
Building	Expired Permit Renewal (Site visit inspection and plan review)	Varies	\$500
Building	Pre-Construction Meeting (only upon request and limited to 1 hour max)	\$180/hour	\$180/hour
Building	Swimming Pool Annual Inspection	\$240	\$240
Building	Plan Review requiring more than 3 rounds of comments (\$100/additional review)	N/A	\$100
Building	Plan Revisions (\$100/additional review)	N/A	\$100
Building	Certificate of Occupancy (Includes Plan Review and 1 inspection)	\$60	\$180
Building	Unauthorized Occupancy	\$750	\$2,000
Building	Outdoor Lighting Review	N/A	\$138/hour
Building	Outdoor Lighting Inspection	N/A	\$138/hour
Building	Waiver/Variance	\$500	\$500
Building	Demolition Permit	\$200	\$400
Building	On Site Sewage Facility Permit	\$800	\$1,250
Building	Food Establishment Permit (renewed annually)	Varies	\$450
Building	Food Establishment Compliance Inspection Fee	\$200	\$200
Building	Mobile Food Unit Permit (restricted and unrestricted)	\$200	\$200
Building	Food Permit Change of Name/Ownership	\$100	\$100
Building	Temp Food Event (fee per day)	\$30	\$30
Building	Child/Adult Care, Church, School Establishment Permit (renewed annually)	Varies	\$300
Building	Double permit fees for project started without a permit	Varies	Varies

Dept	Signs	FY 2025	FY 2026
Building	Real Estate Sign (12-month permit; requires annual renewal)	\$50	\$150
Building	Real Estate - Individual Lease Units (12-month permit; requires annual renewal)	\$0	\$100
Building	Monument Sign (\$7.50/ft2)	Varies	Varies
Building	Building Sign (Wall, Fence, Awning, Hanging) (\$4.50/ft2)	Varies	Varies
Building	Banner	\$25	\$25
Building	Construction Development Sign (12-month permit; requires annual renewal)	\$50	\$150
Building	Restaurant Menu (\$7.50/ft2)	\$225	Varies
Building	Tenant Panel on Multi-Unit Monument (\$7.50/ft2)	\$250	Varies
Building	Master Sign Plan and Ordinance Review (does not include sign or variance fees)	\$300	\$500
Building	Impounded Sign Recovery Fee	\$25	\$25
Building	Waiver/Variance	\$150	\$200
Building	Plan Review requiring more than 3 rounds of comments (\$50/additional review)	N/A	\$50
Building	Plan Revisions (\$50/additional review)	N/A	\$50
Building	Double permit fees for project started without a permit	Varies	Varies



North Hays County Fire Rescue Fee Schedule



Inspection Type	Workflow	FY 2025 (Last Update 9/16/2014)	FY 2026
Annual Inspection	Permit Application with City	\$120.00	\$160.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Annual Re-Inspection #1	Permit Application with City	\$120.00	\$180.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Annual Re-Inspection #2	Permit Application with City	\$120.00	\$200.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Annual Re-Inspection #3	Permit Application with City	\$120.00	\$220.00
	Confirm Payment Accepted		
	Schedule with Fire Inspector		
Assess for Escalation to Increase Fine/Day or Issue Stop Work Order			
Highest Fine/Day	Meet with City	\$2,000.00	\$2,000.00
Stop work Order	Meet with City		
Plan Review	Permit Application with City	Matrix Based Fee Structure (See Below)	
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review		
	Fire Marshal Notes		
	Fire Marshal (Approval/Denial/Pending)		
Site and Subdivision Plans (Per Section)			
Building Plan - New Shell Building (+0.12/sf)			
Building Plan - New Tenant Space (+0.12/sf)			
Building Plan - Remodel of Existing Tenant Space			
Automatic Sprinkler Systems	Permit Application with City	Matrix Based Fee Structure (See Below)	
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review		
	Fire Marshal Notes		
	Fire Marshal (Approval/Denial/Pending)		
Less than 6,000 sqft	*One job may include multiple permits		
6,001 - 12,000 sqft			
Greater than 12,001 sqft (+ \$.02/sqft over 12,000 sqft, Maximum \$960.00)			
Standpipe Systems			
Underground Fire Protection Systems			
	Permit Application with City		
	Confirm Payment Accepted		

Fire Alarm System	Plan Submittal to MGO	Matrix Based Fee Structure (See Below)	
	Fire Marshal Review		
	Fire Marshal Notes		
	Fire Marshal (Approval/Denial/Pending)		
200 or Fewer Devices			
201 + Devices			
Inspection/Test Fees*	Permit Application with City		
	Confirm Payment Accepted		
	Plan Submittal to MGO*		
	Fire Marshal Review*		
	Fire Marshal Notes *		
	Fire Marshal (Approval/Denial/Pending)*		
First Re-Test (of Fire Final & Fire Protection System Test)	Schedule with Inspector	\$60.00	\$250.00
Second Re-Test (of Fire Final & Fire Protection System Test)	Schedule with Inspector	\$120.00	\$350.00
Third Re-Test (of Fire Final & Fire Protection System Test)	Schedule with Inspector	\$180.00	\$450.00
Hydrant Flow Test	Schedule with Inspector	\$120.00	\$160.00
*Kitchen Vent Hood Suppression Systems		\$180.00	\$360.00
*Alternative Fire Suppression Systems (Paint/Spray Booths)		\$180.00	\$360.00
*Commercial Propane Installations		\$300.00	\$300.00
Firework Stands	Schedule with Inspector	\$60.00	\$200.00
Home Foster Care/Adoption	Schedule with Inspector	\$0.00	\$0.00
Daycare Annual Inspection	Permit Application with City		
	Confirm Payment Accepted		
	Schedule with Inspector		
Less Than 25 Children		\$60.00	\$200.00
Greater Than 25 Children		\$120.00	\$300.00
Healthcare/Assisted Living (+ \$18.00/Additional Building)		\$54.00	\$100.00
Hospitals Licensed Clinics		\$90.00	\$100.00
Change of Occupancy Use		\$60.00	\$120.00
Permit Application Fees	Permit Application with City		
	Confirm Payment Accepted		
	Fire Marshal (Approval/Denial/Pending)		
	Schedule with Inspector		
Hazardous Materials		\$300.00	\$300.00
Above/Underground Storage Tanks		\$240.00	\$240.00
Fireworks Display (Application Required)		\$60.00	\$250.00 (1.3) \$400.00 (1.4)
Fireworks Display With Engine Standby As Required (Per Hour / Per Engine) 2HR min		\$180.00	\$360.00
Control/Open Burning (Commercial)		\$30.00	\$60.00
Mass Gathering Of More Than 4,000 People		\$240.00	\$240.00
Temporary Structures (Tents, Air Supported Structures, Canopies, Construction Trailers, etc)		\$60.00	\$100.00
Fire Watch (\$90.00/hr + \$180.00/hour/Fire Engine)		\$270.00	\$270.00
Access Gates (Application Required)		\$150.00	\$250.00
New Fees	Permit Application with City		
	Confirm Payment Accepted		
	Plan Submittal to MGO		
	Fire Marshal Review*		
	Fire Marshal Notes *		

	Fire Marshal (Approval/Denial/Pending)*		
	Schedule with Inspector		
UTV Standby (\$90.00/hr + \$180.00/hour/Fire Engine) 2HR min			\$360.00
Inspection Cancellation >24hrs			\$50.00
Inspection No-Show			\$100.00
TCO Inspection/Conditional COC			\$75.00
Compressed Gas Construction and/or Gas Detection System (\$100/system, \$200 for large system-tanks + than 100lb or manifolds w/ 6+ bottles)			\$100.00-\$200.00
Cryogenic Fluids (Install, Repair, Remove, Modify)			\$100.00
*Electric Vehicle Charging, Energy Storage, Solar Photovoltaic Power, Fuel Cell Power Systems (install or modify) (per building or system)			\$200.00
*Flammable & Combustible Liquids (Install, repair, modify pipelines transporting F&C liquids, install, construct, alter equipment, plants, terminals, distilleries, similar F&C facilities; install, alter, abandon above/underground storage tanks) (\$250/tank, system or process)			\$250.00
*High-Piled Combustible Storage Plan (500sqft or more) In-House Review (\$150 + 0.05/sf of designated high-piled storage)			\$150.00
*High-Piled Combustible Storage Plan (500sqft or more) Approved 3rd-Party Review (\$50 + cost of 3rd Party Review)			3rd Party Cost + \$50.00
*Access Control System Permit (Review & Inspection)			\$150.00
*New and Remodel Systems up to 30 heads (Review & Inspection)			\$320.00
Sprinkler Hydrostatic Testing			\$150.00
Static Water Tank Review	\$600.00		\$650.00
False Alarms 3 times in 30 days	\$250.00		\$250.00
Mobile Vendor Trailer	\$100.00		\$100.00
*Emergency Responder Radio	\$250.00		\$350.00
Working w/Out a Permit			\$300.00
Emergency Call Box	\$100.00		\$200.00
Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee) - <u>During a Burn Ban</u>			\$500 plus costs for each additional hour over 2 hours
2nd Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee) - <u>During a Burn Ban</u>			\$1000 plus costs for each additional hour over 2 hours
3rd Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee) - <u>During a Burn Ban</u>			\$1500 plus costs for each additional hour over 2 hours
Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee)			\$360 plus costs for each additional hour over 2 hours
2nd Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee)			\$720 plus costs for each additional hour over 2 hours
3rd Unauthorized Burning (\$90.00/hr + \$180.00/hour/Fire Engine) *2HR min (Extinguishment Fee)			\$1,080 plus costs for each additional hour over 2 hours
After Hours Inspections (\$150.00/hr w/ 2Hr Min)			\$300.00
Fire Code IFC	IFC2018		IFC2024
Proposed Matrix Based Fee Schedule	Applied to New Commercial Plan Review, Sprinkler Systems and Fire Alarm Systems		

\$1 to \$500	\$35
\$501 to \$2,000	\$35 for the first \$500; plus \$4 for each additional \$100 or fraction thereof; up to and including \$2,000
\$2,001 to \$25,000	\$95 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof; up to and including \$25,000
\$25,001 to \$50,000	\$95 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof; up to and including \$25,000
\$50,001 to \$100,000	\$598 for the first \$50,000; plus \$9 for each additional \$1,000 or fraction thereof; up to and including \$100,000
\$100,001 to \$500,000	\$1,048 for the first \$100,000; plus \$6 for each additional \$1,000 or fraction thereof; up to and including \$500,000
\$500,001 to \$1,000,000	\$3,448 for the first \$500,000; plus \$4 for each additional \$1,000 or fraction thereof; up to and including \$1,000,000
\$1,000,001 and over	\$5,448 for the first \$1,000,000; plus \$2 for each additional \$1,000 or fraction thereof

APPENDIX TO FEE SCHEDULE

Site Development

- a. Project cost estimate includes all the site-related work (does not include costs of vertical structures, pump stations); cost estimate must be reasonable and based on current costs. The City shall determine the reasonableness of costs.
- b. Site Development permit fees for projects within the ETJ, but outside of Development Agreement areas, shall be assessed at 80% of the rates calculated above.
- c. **Consultant Costs:**
 - (1) The applicant is required to pay all associated costs prior to receiving a permit, regardless of City approval. Any project that starts construction without a permit is subject to penalty as described by the Site Development Ordinance.
 - (2) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultant, landscape reviewer, exterior design, and others, as required.
 - (3) Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs.
- d. **Guarantee of Public Improvements:** A bond or cash equivalent in an amount equal to one hundred and ten percent (110%) of the estimated cost of construction of permitted project.

Subdivision

- a. **Guarantee of Public Improvements:** A bond or cash equivalent in the amount equal to the estimated costs of construction based on approved plans. This amount applies to utilities, drainage, water quality facilities, water detention facilities, roadways, and all related features. This amount will not be collected if Hays County has collected no less than this amount, where applicable.
- b. **Guarantee of Maintenance:** Maintenance bond required in amount of one hundred percent of the full cost of improvements. This amount applies to utilities, drainage, water quality facilities, water detention facilities, roadways, and all related features. This amount will not be collected if Hays County has collected no less than this amount, where applicable.
- c. **Reimbursement of Consultant Costs for Plat/Construction Plan Application:**
 - (1) The application is required to pay all associated costs prior to filing the plat for recordation with the City Secretary, regardless of City Council approval. Any project that starts construction without a permit is subject to penalty as described in the Subdivision Ordinance.

(2) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, and others, as required.

(3) Required consultant costs will be billed at cost plus 20% to cover the City's additional administrative costs.

d. License to Encroach Fee: \$200.00/encroachment. Fees may be reviewed, consolidated, or lessened for multiple encroachments on the same lot or plat where applications are filed simultaneously, based on the cost of review on the judgement of the city administrator.

Zoning

a. Reimbursement of Consultant Costs for Zoning Application

(1) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultant, landscape reviewer, exterior design, and others, as required.

(2) Required consultant costs will be billed at cost plus 20% to cover the City's additional administrative costs.

Development Agreement

a. Reimbursement of Consultant Costs for Development Agreement

(1) Associated costs may include, but are not limited to, outside professional services provided by engineers, attorneys, surveyors, inspectors, lighting consultant, landscape reviewer, exterior design, and others, as required.

(2) Required consultant costs will be billed at cost plus 20% to cover the City's additional administrative costs.

Parks & Community Services

a. Park Fields and Amenities

(1) Dripping Springs Sports & Recreation Park

(i) Baseball Field

(ii) Softball Field

- (iii) Soccer Fields
 - (iv) Sand Volleyball Court
 - (v) Basketball Court
 - (vi) Adult Softball Fields
- (2) Founders Memorial Park
 - (i) Athletic Fields
 - (ii) Skatepark
 - (iii) Pavilion
 - (iv) Pool
- (3) Veteran's Memorial Park and The Triangle

b. Fee Basis:

Fees are based on whether or not the user is a resident of the City of Dripping Springs, City of Dripping Springs ETJ, and whether or not the user is a profit or non-profit organization.

c. Payment of Fees and Deposits:

Fees and deposits must be paid in full once the rental request is approved by staff.

d. Field Use Fees:

- (1) Athletic Fields are to be used for the purpose for which they are built (Baseball, Soccer, Softball, Football, Lacrosse) unless approved ahead of time in writing by the Parks & Community Services Director.
- (2) Deposit: \$100.00 deposit fee shall not be returned until the field or park amenity has been inspected by staff and found in a condition equal or better to prior to use by the applicant.

(3) **Additional Fees:** Additional charges for picking up trash and/or damage to the field, parking lot, equipment or facilities will be determined by the Parks & Community Services Director after consultation with Dripping Springs Youth Sports Association when appropriate.

e. Deposit: \$100.00 deposit fee shall not be returned until the field or park amenity has been inspected by staff and found in a condition equal or better to prior to use by the applicant.

f. Parking Lot Use Fee: At the direction of the City Administrator, if an event at or near Founders Memorial Park requires 50% (approximately 95 parking spaces) of the total parking spaces or more, a Parking Lot Use Fee will be applied for the duration of the event. The Parks & Community Services Director may authorize the fees to be prorated based on the following: type of event, anticipated attendance / parking needs, and activities already scheduled within the park. Public access must still be allowed during the event unless private parking is approved by the City Council through the Special Event Permit process.

g. Community Service Programs: Special fees for clinics, workshops, and seasonal programming may be set by the Parks and Community Services Director and executed by the City Administrator.

h. Special Event Deposit: Deposit shall not be returned until the field, park amenity or City property has been inspected by staff and found in a condition equal or better to prior to use by the applicant.

Alcohol Beverage Permit Fees

Alcohol Permit Fees: Permit fees are collected annually and in accordance with the Texas Alcoholic Beverage Code Title 3. Licenses and Permits, Subtitle A. Permits, Chapter 11. Provisions Generally Applicable to Permits, Subchapter A. General Provisions, Section 11.38. Local Fee Authorized. If a permit type is not listed, the city is not authorized to collect a permit fee for that permit/license/certificate type.

Miscellaneous

- a. Professional Services Fees:** In situations where the City Administrator anticipates the City's out-of-pocket expenses for professional services related to review of an application will exceed the amount recouped by the imposition of standard fees, the City shall require the applicant to pay a deposit of \$1,000 to \$10,000. Examples of such projects may include (but are not limited to) voluntary annexations, subdivision plats, rezoning requests, and planned development districts. The deposit shall solely be applied to payment of professional services by engineers, attorneys, surveyors, architects, landscape architects, etc,

that are specifically and directly related to the applicant's proposed project. Payment of this deposit shall be an express condition of the City's review of and determination upon the application. Payment of the deposit does not guarantee approval of the application. Nor does payment of the deposit create a client relationship between the applicant and the professional services provider. Deposit funds shall not be expended by the City on Code Enforcement activities. The deposit shall be replenished upon depletion within 30 days of being notified by the City in writing. Unused account balances shall be reimbursed to the applicant or applied to future permit applications, at the applicant's discretion.

b. Credit Cards and Debit Cards:

- (1) The Processing Fee for acceptance of payments by Swiped Credit Cards will not be more than five percent (5%) of the payment. The standard fee will be 2.75% unless a separate service or agreement is entered into regarding the payment with a vendor accepting the payment. For questions related to what the fee will be, please contact City Hall.
- (2) The Processing Fee for acceptance of payments by Keyed in Credit Cards is an amount equal to 3.75 % of the underlying payment.
- (3) The Service Charge is \$25.00. The City shall assess and collect a Service Charge Fee if for any reason a payment by credit card is not honored by the credit card company on which the funds were drawn.

c. After Hours Inspection Fees: After Hours Inspection Fee by City Staff or Consultant (including but not limited to: all road inspections, construction inspections, lighting inspections, building inspections, concrete pour and pre-pour, erosion control, water, wastewater, asphalt inspections and stormwater inspections):

- (1) Applicability: the After Hours Inspection Fee will be charged when an inspection is done by City Staff on request of Owner or Applicant to be commenced or completed between the hours of 5 p.m. to 7 a.m. on a weekday or between 5 p.m. on Friday through 7 a.m. on Monday.
- (2) Fee: the After Hours Inspection Fee is \$150.00 per hour with a two-hour minimum. Two hour minimum does not apply if inspection commences within normal working hours and ends within one hour after after hours period begins.

Farmers Market

Waiver or Reduction of Fees: Applicants may request a reduction or waiver of fees, which may be granted by the Farmers Market Committee.

Dripping Springs Ranch Park Fees

- a. **Non-Refundable Booking Fee:** A non-refundable booking fee is due at the time of booking if booked two years or less in advance of the event to save the date. If the booking is more than two years prior to the event, then the booking fee is due two years prior to the event to reserve the date. The booking fee is two hundred and fifty dollars (\$250). The base room rental fee is due six months prior to the first day of the event to keep the event. The remaining balance is due 30 days prior to the event. The booking fee is non-refundable but will be used towards any incurred fees for the event.
- b. **Local 4H and Future Farmers of America:** These groups are exempt from paying Outdoor Arena fees for practices (Outdoor Arena fees apply to these groups for any organized use of the Arena).
- c. **Discounts:**
 - (1) Main Indoor Arena Rental Fee: 50% off with 100+ stalls; 25% off with 50+ stalls
 - (2) Main Event Room Rental Fee: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
 - (3) Small Event Room Rental Fee: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
 - (4) Entire Event Center: 50% off Thursday for setup day with Full Day Friday through Sunday Rental
 - (5) Vendor Hall: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
 - (6) Concession Kitchen or Stand: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
 - (7) Entire Park: 50% off Thursday for setup day with Full Day Friday – through Sunday Rental
- d. **Custodial Cleaning Fees**
 - (1) Includes trash bin service throughout the event, floor cleaning, facility consumables (i.e., paper towels, soap, toilet tissue). Excludes bulk trash that does not fit in the trash bin, table and chair setup and breakdown, and animal stalls and pens.
- e. **Damages & Fines**
 - (1) No glass containers are allowed on premises of the Dripping Springs Ranch Park and Event Center. Use of Glitter, Confetti, Fireworks, or PYROTECHNICS is strictly prohibited. This includes outdoor spaces. Failure to comply with this policy will result in a \$500.00 fine.
 - (2) Events will be required to pay a refundable \$500.00 damage deposit for Event Center rentals and \$1,000 damage deposit for offsite portable bleacher rentals. Lessee agrees to leave the premises in as good or better condition than that which existed prior to their usage: such determination is at the sole discretion of the City. All trash must be disposed of properly. A City representative will conduct a walk- through of the premises with the Lessee prior to the event to ensure that all facilities are in working order. An authorized City representative shall complete a walk-through with the Lessee following the event to determine and notify the Lessee of any damages and/or charges. Any damage repair incurred by the City or

unpaid post invoice charges will be deducted from the damage deposit at actual cost. If damage repairs or post invoice charges equal more than the damage deposit, Lessee is required to pay the full remaining balance.

f. Business Opportunities (non-peak)

- (1) Event Center Manager may allow rental available space (60 days from event) at 50% of base rental fee.
- (2) Event Center Manager may allow general use rental rate-booked 14 days or less days in advance for unused event space \$75.00 per hour/minimum 2 hours rental- maximum 4 hours rental.
- (3) Civic Meeting Rate (non-profit/governmental only) up to 4 hours: \$100.00 for 2 hours plus \$50.00 for each additional hour past 2 hours. Must be booked within 31 days of date of meeting.

g. Special Fees:

- (1) Holiday Fee-Events booked on city holiday or holiday weekends: 20% additional fee per event.
- (2) After Hours Fee-Assessed to events that extend past defined rental contract event hours: \$50.00/hour/staff member in addition to hourly event space charges will be charged. Event and breakdown must be completed by the time that is specified in rental contract. A minimum of 2 staff members are required onsite. Additional information related to business hours may be obtained by contacting the Event Center.

h. Special Events and Programming: Special fees for clinics, workshops, and programming may be set by the Parks and Community Services Director and executed by the City Administrator.

Fee Discounts and Waivers

Any person may submit an application for a fee waiver at the time of application for the underlying permit or service. The City Administrator shall review each request and may approve up to a ten percent (10%) fee waiver based on the application and whether such discount will serve a public purpose. The City Administrator's decision is final. An application under this section cannot be made if another discount based on a previous agreement with the City has been granted including but not limited to:

- (1) Sponsorship Agreements; and
- (2) Development Agreements