



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

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

AGENDA

CALL TO ORDER & ROLL CALL

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Haley Hunt
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 January 8, 2026 Historic Preservation Commission special meeting minutes.**

BUSINESS AGENDA

- 2. Public hearing, discussion, and possible action on COA 2026-001: a Certificate of Appropriateness for the construction of a new pedestrian pathway, “paseo”, between the Stephenson Building and Mercer Street, adding benches, landscaping and other pedestrian amenities to the site. Applicant: City of Dripping Springs**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. COA 2026-001

- 3. Workshop to facilitate discussion on a proposed Master Concept Plan for Blue Lilac Acres located at 100 Old Fitzhugh Rd, proposing to include a farmer's market, orchard, apiary, arboretum, gardens, food trailer court, pavilion, outdoor seating, entertainment and recreation areas, rainwater collection system, and windmill. Applicant: Russell Collins (Resolve Designs) on behalf of Pam Bosco (PKB Enterprises, LLC).**
 - a. Applicant Presentation
 - b. Discussion and feedback to Applicant and Staff

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

April 2, 2026, at 4:00 p.m.

May 7, 2026, at 4:00 p.m.

June 4, 2026, at 4:00 p.m.

City Council Meetings

March 17, 2026, at 6:00 p.m.

April 7, 2026, at 6:00 p.m.

April 21, 2026, at 6:00 p.m.

May 5, 2026, at 6:00 p.m.

May 19, 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 February 25, 2026 at 4:00 PM.

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 Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, January 08, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

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

Commission Members Present

Dean Erickson, Chair

Delbert Bassett

Steve Mallett

Richard Moore, *arrived at 4:23 p.m.*

Gwyn Sommerfeld

Commission Members Absent

Ashley Bobel, Vice Chair

Haley Hunt

Staff, Consultants, & Appointed/Elected Officials

Deputy City Administrator Shawn Cox

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Secretary Diana Boone

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

MINUTES

1. **Approval of the October 2, 2025 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett and seconded by Commissioner Bassett, to approve the October 2, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. **Consider approval of the 2026 Historic Preservation Commission meeting calendar.**

A motion was made by Commissioner Bassett and seconded by Commissioner Mallett, to approve the calendar as presented and continue meeting on the 1st Thursday of each month. The motion to approve carried unanimously 4 to 0.

3. **Public hearing, discussion, and possible action on COA 2025-006: a Certificate of Appropriateness for the construction of a new building and pedestrian and parking improvements located at 602 Old Fitzhugh Road in the Old Fitzhugh Road Historic District. Applicant: Andrea and Ryan Hunt**

a. Applicant Presentation

Applicant Andrea and Ryan Hunt presented and requested a Certificate of Appropriateness. Architect Kevin Herron was present in audience to answer questions.

b. Staff Report

Commissioner Moore arrived during the staff report presentation.

The staff report was presented by Senior Planner Sara Varvarigos who recommended approval with the following conditions:

Root invigoration for the heritage tree impacted by the new building (Tree #10 in COA submittal package, Attachment 1) must be completed prior to the start of construction activities.

Apply semi-annual, phosphate-free fertilization for two years to maintain adequate nutrient levels and promote recovery.

All pruning shall be performed by a Certified Arborist.

Provide consistent supplemental watering during construction equivalent to 2 inches of rainfall every three weeks or as additional watering as needed during summer months to maintain proper soil moisture.

Submit Certified Arborist health reports at the end of Year 1 and Year documenting Tree #10, 8, and 9's condition and any recommended follow-up treatments (or

replacement if needed).

c. Public Hearing

No one spoke during the Public Hearing.

d. COA 2025-006

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

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 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 4:39 p.m.

Mercer Street Paseo COA Application

Keenan Smith, TIRZ Project Manager
Chad Gilpin, City Engineer
Historic Preservation Commission
March 5, 2026

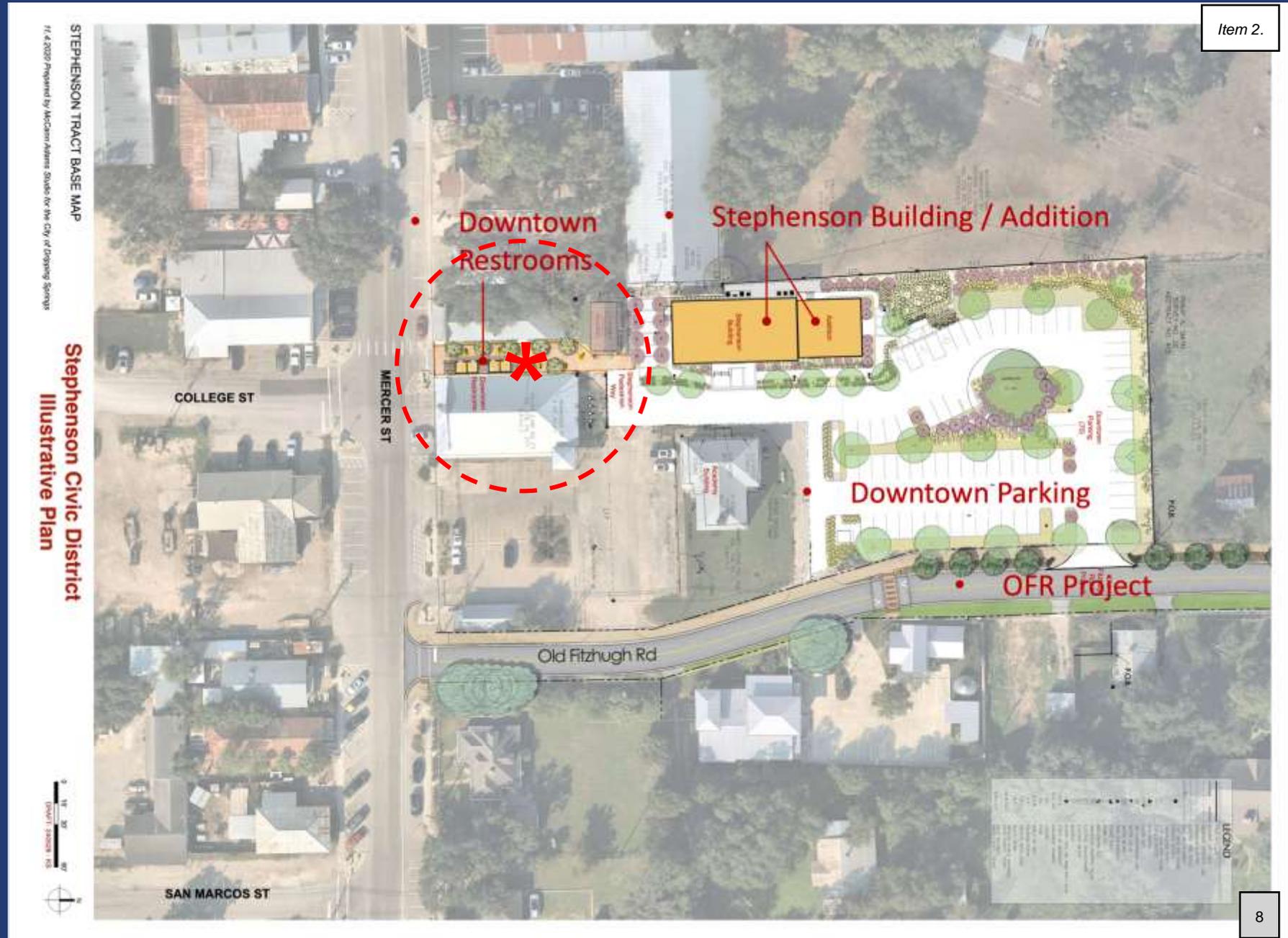


DRIPPING SPRINGS
Texas

Mercer Street Paseo:

Historic District Context:

- Mercer Street Improvements
- Downtown Restrooms
- Stephenson Building
- Downtown Parking
- Old Fitzhugh Road Project



Mercer Street Paseo:

Existing Conditions:

- Downtown Restrooms
- Adjacent Properties:
Deliveries & Dumpsters
- ADA Sidewalks
- Pedestrian Amenities
- Asphalt & Crushed
Gravel
- No Landscaping
- Building Lighting only
- Drainage Issues



Mercer Street Paseo:

Existing Conditions:

- Downtown Restrooms
- Adjacent Properties: Deliveries & Dumpsters
- ADA Sidewalks
- Pedestrian Amenities
- Asphalt & Crushed Gravel
- No Landscaping
- Building Lighting only
- Drainage Issues



Mercer Street Paseo:

Concept Plan Illustrative



DRIPPING SPRINGS Texas



City of Dripping Springs
TIRZ Priority Projects

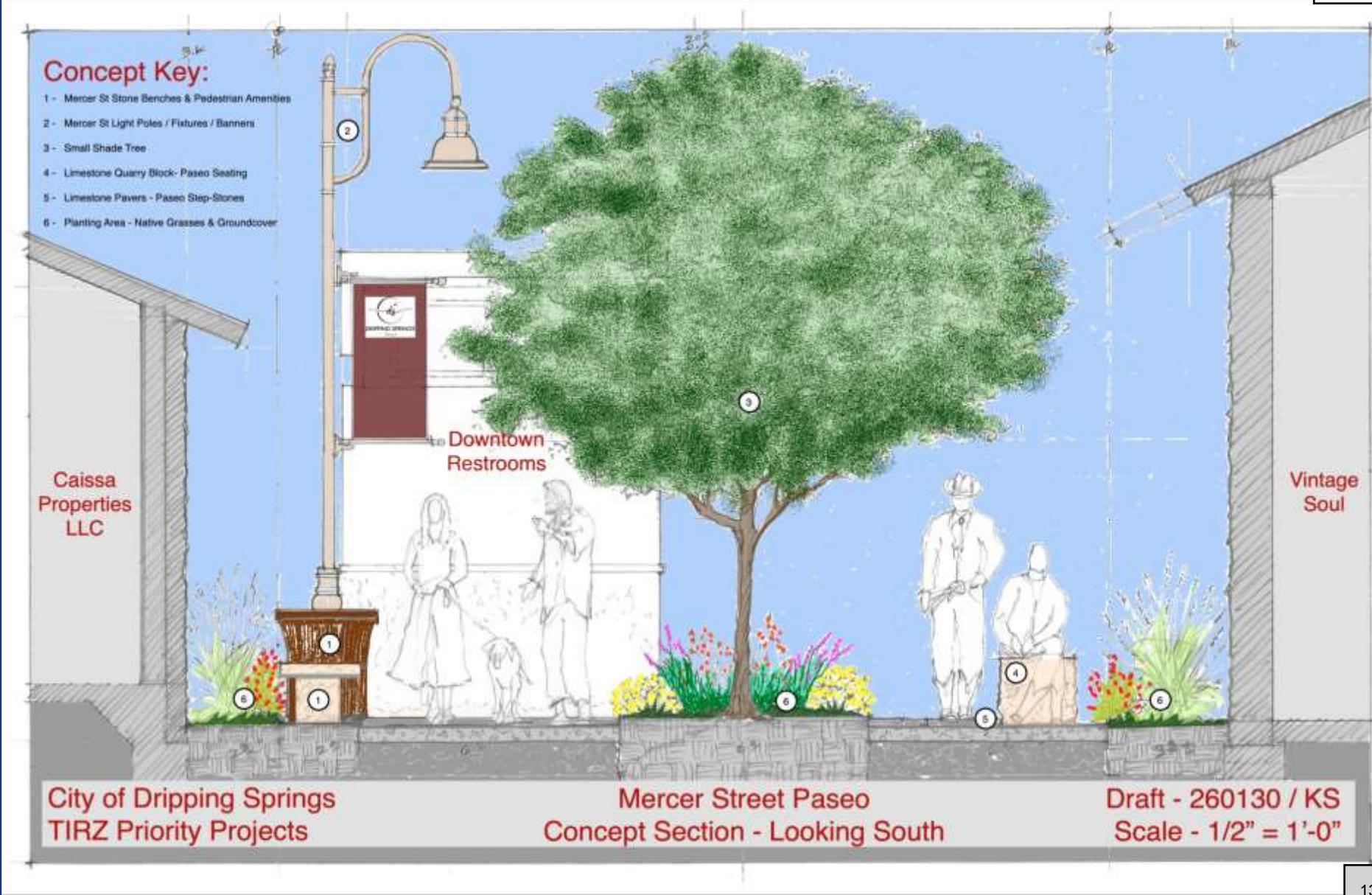
Mercer Street Paseo
Concept Plan

Draft - 260130 / KS
Scale - 1" = 5'

Mercer Street Paseo:

Concept Section Illustrative

(Looking South towards Mercer St)



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Texas

Mercer Street Paseo:

Pedestrian Amenities & Features

Paseo Pedestrian Features



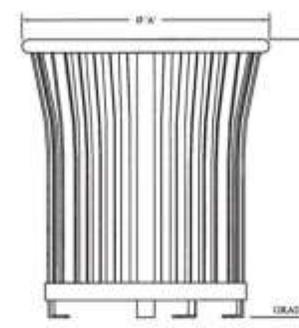
Quarry Block Seating



Stepstones / Crushed Gravel



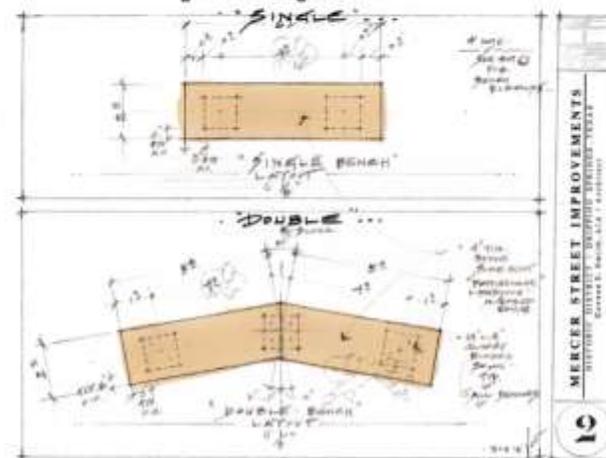
Flagstone Paving @ Mercer St



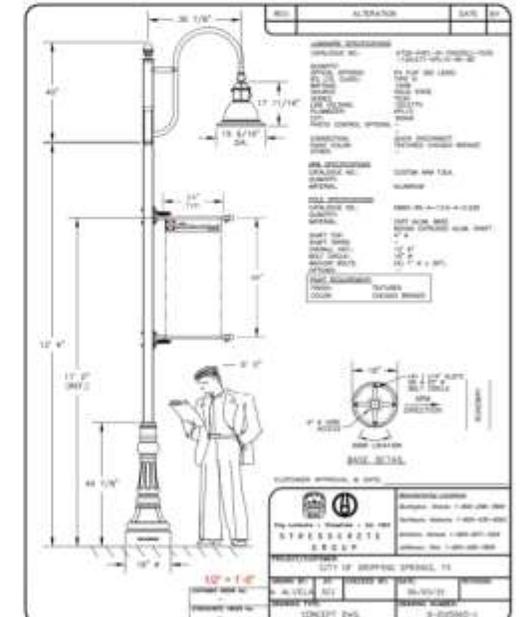
Mercer Street Receptacles



Existing Mercer Street Frontage



Mercer Street Stone Benches



Mercer Street Lighting



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City of Dripping Springs
TIRZ Priority Projects

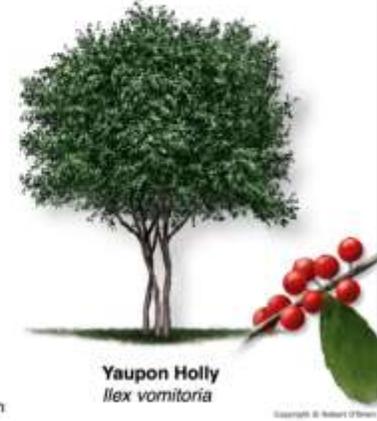
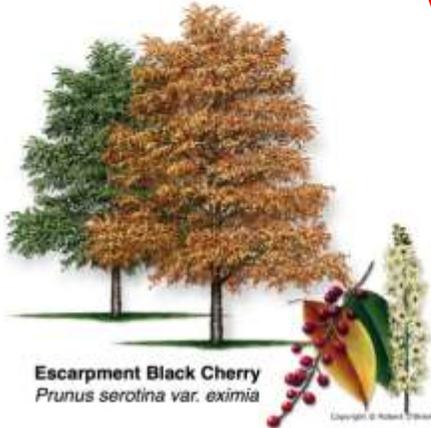
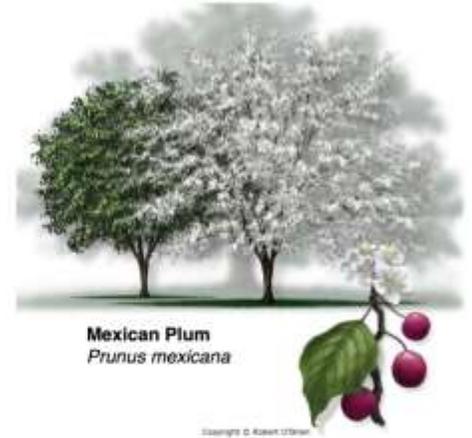
Mercer Street Paseo
Concept Plan

Draft - 260130 / KS

Mercer Street Paseo:

Plant Palette: Trees

Plant Palette: Paseo Trees



Mercer Street Paseo:

Grasses & Native Plants:

Plant Palette: Paseo Grasses & Native Plants



Turk's Cap
Malvaviscus arboreus



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Lindheimer Muhly
Muhlenbergia lindheimeri



Gayfeather - Texas Blazing Star
Liatris punctata



Damianita
Chrysactinia mexicana



Greggs Mistflower
Conoclinium greggii



City of Dripping Springs
TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

Draft - 260130 / KS

Mercer Street Paseo:

Next Steps:

- COA Approval (HPC- Consistent w/Mercer St Goals, Guidelines & Standards)
- Finalize Plans, Specs, Estimates (Gilpin & City Team)
- TIRZ Board & CC Approval of PSE's
- Permits, Bidding, & Contract Award
- Construction Completion (w/Stephenson & Parking: October '26)
- City Staff will manage construction
- TIRZ Budget Funding (FY '26 Allocation: \$180,250)





**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **March 5, 2026**

Project: **“Mercer Street Paseo” Project, Dripping Springs, TX 78620**

Applicant: **City of Dripping Springs**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS**

Proposed Use: **Pedestrian pathway and amenities connecting the Stephenson Building and Mercer Street**

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

The following review has been conducted by 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:

The City proposes to construct a new pedestrian pathway “paseo” between the Stephenson Building and Mercer Street, adding benches, landscaping and other pedestrian amenities to the site.

Review Summary, General Findings: “Approval”

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

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

Staff Recommendations / Conditions of Approval:

The submitted renderings and site plans appear to follow the Mercer Street Historic District design guidelines, which promote pedestrian scale activities and amenities, and require the use of native stone.

Case History / Findings of Fact:

The proposed location of the paseo project is part of the Stephenson Tract property owned by the City of Dripping Springs connecting Mercer Street with the Stephenson Building, which is currently being used for public restrooms, service deliveries to local businesses, and a commercial dumpster. The City is requesting a Certificate of Appropriateness to construct a new concrete sidewalk, relocate the commercial dumpster to an adjacent location, and add limestone step stone pavers, limestone quarry block seating, landscaping, trash receptacles, and lighting to the site.

* * *

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

Mercer Alley Historic Resource Preservation Priority Rating: “NA”

Project Overview:

This scope of this project includes:

- Relocating existing dumpsters to an adjacent location, creating a new shared dumpster with an architecturally compliant, landscaped enclosure.
- Adding the following design elements:
 - Limestone pavers
 - Mercer Street stone benches, limestone quarry seating blocks, and screened trash receptacles
 - Mercer Street dark sky compliant light poles with fixtures and banners
 - Two (2) small shade trees and planting areas for native grasses and groundcover

* * *

Design Standards Consistency: “Mercer Street Historic District

Character/Vision: “Historic Main Street; Foster a Community Focal Point; Preserve Historic Resources- Rehab & Adaptive Reuse; Promote Revitalization”- The proposed design will foster a community Focal Point around the Stephenson Building, connecting the adaptive reuse of this community center to the Historic “Main” Mercer Street.

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 Dripping Springs, Texas 78620
 512-858-4725

Design Principles: “Protect Historic Pedestrian Scale & Main Street Character; Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings” – The new pathway complements the scale and character of the adjacent properties and buildings, adding pedestrian connections to Vintage Soul, the rehabbed Stephenson building, the Mercer Street Public restrooms, and the Mercer Street shops and cafes. The proposed use of limestone and native stone materials, as well as the Mercer Street light poles, banner signs, and trash receptables, are also compatible with the pathway’s surroundings.

Preferred Uses: “Pedestrian Activities” - This project is encouraging of pedestrian scale and walkability, as it will provide a resting place.

Site Planning & Building Placement: "Mercer St. Frontage: 0’ Setback; Side yard: 0’ Setback” - This project complies with the 0’ front and side yard setbacks for properties in the Mercer Historic District

Parking Arrangement: N/A

Building Footprint / Massing / Scale: N/A

Street Frontage / Articulation: N/A

Porches: N/A

Roofs: N/A

Materials: “Native stone or wood on all walls, and wood porch structures and trims” – The design incorporates the use of limestone pavers and native stone blocks and benches

Color Palette: “Muted, rustic, earth tone hues allowed” – The proposed design features neutral stone elements and dark hues for the pedestrian amenities on site, tying into the existing materials in the Mercer Street Historic District.

Tree Preservation: “Replace trees over 8ft; Preserve heritage trees over 18 ft¹” – No trees will be removed for this project, however two (2) small shade trees will be added to the site.

Landscape Features: “Preserve historic walls, gates, fences, outbuildings, cisterns, and notable landscape features” – No notable landscape features will be removed for this project, however several native plants will be added to the site.

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

¹ Updated Landscaping and Tree Preservation ordinance requires the preservation of all Heritage trees over 18 ft.

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

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- (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	<input checked="" type="checkbox"/> No
Façade Alterations facing Public Street or ROW?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Color Scheme Modifications?	Yes	<input checked="" type="checkbox"/> No
Substantive/Harmful Revisions to Historic District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

* * *

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

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

Reviewed By: Sara Varvarigos, AICP, City of Dripping Springs



Paseo: “Current Conditions, view from the ROW in front of Stephenson Building”. Staff images, 2025.

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Dripping Springs, Texas 78620
512-858-4725



Paseo: "Current Conditions, view from Mercer Street". Staff images, 2025.

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



DRIPPING SPRINGS
Texas

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: Michelle Fischer, City Administrator

Mailing Address: PO Box 384, Dripping Springs, TX 78620

Phone Number: 512-858-4725 **Email Address:** mfischer@cityofdrippingsprings.com

Name of Owner (if different than Applicant): City of Dripping Springs, TX

Mailing Address: PO Box 384, Dripping Springs, TX 78620

Phone Number: 512-858-4725

Address of Property Where Structure/Site Located: 300 Mercer St./101 Old Fitzhugh Rd.

District Located or Landmark: Mercer Street District

Zoning Classification of Property: GUI & Commercial Services with Historic Overlay

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

Description of Proposed Work: improvements to the area between Mercer Street and the Stephenson Building, including: limestone benches; light poles and fixtures; limestone quarry blocks for seating; limestone pavers for paseo stepping stones; crushed granite fill; planting area with native grasses and groundcover; shade trees; rain garden; dumpster pad and screen; and other pedestrian amenities.

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

Vision

- **Foster a Community Focal Point:** contributes to the emerging Stephenson Civic District, by connecting and integrating several important existing and future civic projects:
 - o Mercer Street
 - o Downtown Restrooms
 - o Stephenson Building
 - o Downtown Parking
- **Promote Revitalization:** Creates connections and improved pedestrian access to adjacent properties and local businesses.

Design Principles / Guidelines & Regulations

- **Protect Historic Pedestrian Scale & Main Street Character:** all proposed elements and amenities are consistent with Mercer St Improvements as well as existing private pedestrian amenities in the District.
- **Promotes Walkable Scale & Sidewalk Activity Zones:** the proposed Mercer St. Paseo extends the walkability of Mercer St., is consistent in scale, and enhances its sidewalk activity.
- **New Construction shall be compatible with surroundings:** the proposed Mercer St. Paseo borrows from the catalog of pedestrian amenities and features found in the District: Mercer St. Lighting, Benches and Receptacles, Flagstone Paving, Quarry Block Seating, Shade Trees and Plant Palette (drawing in part fr. Stephenson Building), paseo Step Stones, and Crushed Granite Fill.

Preferred Uses

Pedestrian Oriented: the proposed Mercer St. Paseo is a pedestrian oriented project, which expands, connects to and enhances the existing system of Pedestrian Paseos, walkways and sidewalks in the Mercer St District.

Estimated Cost of Proposed Work: \$180,250 (City Engineer's Conceptual Budget)

Intended Starting Date of Proposed Work: Q3 2026 ASAP

Intended Completion Date of Proposed Work: October/November 2026

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

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

Michelle Tescher
Signature of Applicant

2/11/2026
Date

Michelle Tescher
Signature of Property Owner Authorizing the Proposed Work

2/11/2026
Date

Date Received: 2/10/2026 Received By: Sara Varvarigos

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.



ENGINEER'S SEAL:
PRELIMINARY
 THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF DANIEL CRYAN, PE #127112 ON 12/29/2025 FOR THE PURPOSES OF INTERIM REVIEW
PRELIMINARY

COPYRIGHT NOTICE: THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION UNDER 17 U.S.C. §101, ET SEQ., AS AMENDED. UNAUTHORIZED USE OF THESE PLANS OR THE DESIGNS REPRESENTED THEREIN WILL SUBJECT THE INFRINGER TO DAMAGES AND/OR JUDICIAL ACTION AS PROVIDED BY FEDERAL LAW.

REVISIONS:

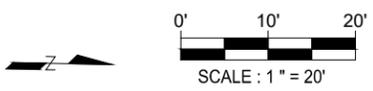
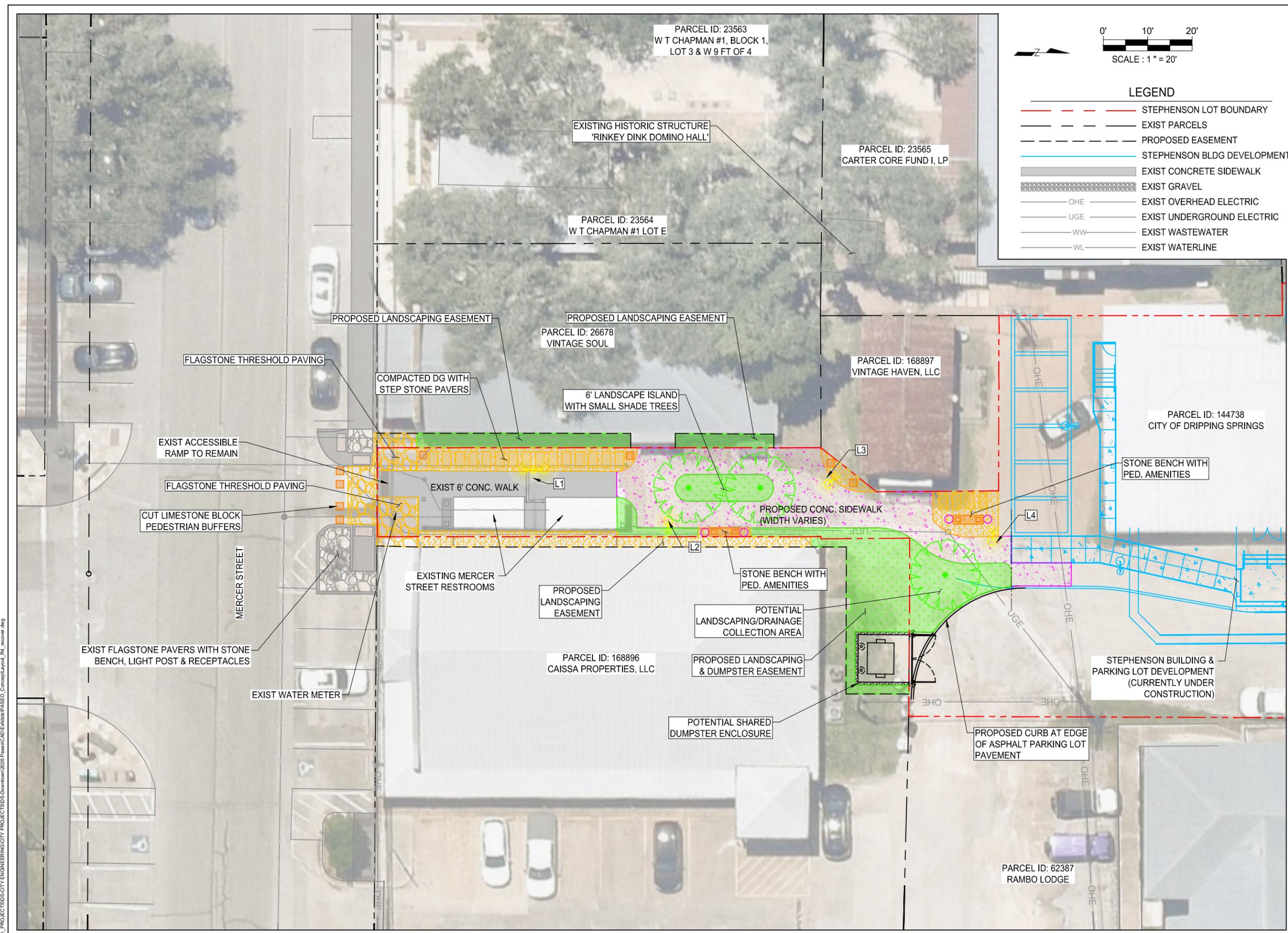
NO.	REVISION	DATE

DATE: 12/29/2025
 DESIGNED BY: DC
 CHECKED BY: CG
 PROJ #:



PROJECT:
MERCER STREET PASEO

SHEET TITLE:
PASEO CONCEPT EXHIBIT



LEGEND

	STEPHENSON LOT BOUNDARY
	EXIST PARCELS
	PROPOSED EASEMENT
	STEPHENSON BLDG DEVELOPMENT
	EXIST CONCRETE SIDEWALK
	EXIST GRAVEL
	OHE EXIST OVERHEAD ELECTRIC
	UGE EXIST UNDERGROUND ELECTRIC
	WW EXIST WASTEWATER
	WL EXIST WATERLINE

G:\PROJECTS\CITY ENGINEERING\CITY PROJECTS\DS\DownTown\2025\PhaseCAD\Exhibits\Phase_Paseo_Concept\layout_RL_recover.dwg

Concept Key:

- 1 - Mercer St Stone Benches & Pedestrian Amenities
- 2 - Mercer St Light Poles & Fixtures
- 3 - Flagstone Paving - Mercer St & Existing
- 4 - Limestone Quarry Block- Paseo Seating
- 5 - Limestone Pavers - Paseo Step-Stones
- 6 - Crushed Granite Fill
- 7 - Planting Area - Native Grasses & Groundcover
- 8 - Small Shade Trees (2)
- 9 - Rain Garden & Plant Materials
- 10 - Stephenson Buiding Pedestrian Area



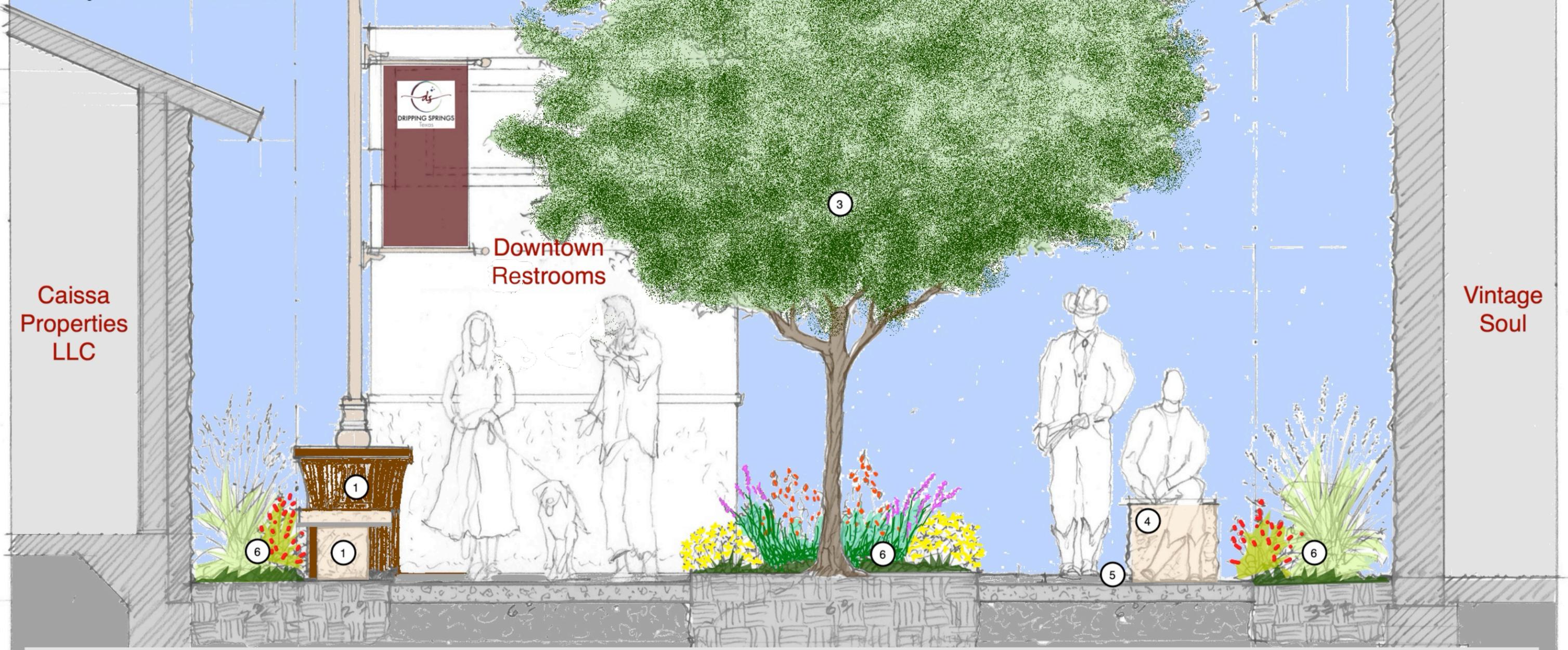
City of Dripping Springs
TIRZ Priority Projects

Mercer Street Paseo
Concept Plan

Draft - 260130 / KS
Scale - 1" = 5'

Concept Key:

- 1 - Mercer St Stone Benches & Pedestrian Amenities
- 2 - Mercer St Light Poles / Fixtures / Banners
- 3 - Small Shade Tree
- 4 - Limestone Quarry Block- Paseo Seating
- 5 - Limestone Pavers - Paseo Step-Stones
- 6 - Planting Area - Native Grasses & Groundcover



City of Dripping Springs
TIRZ Priority Projects

Mercer Street Paseo
Concept Section - Looking South

Draft - 260130 / KS
Scale - 1/2" = 1'-0"

Plant Palette: Paseo Trees

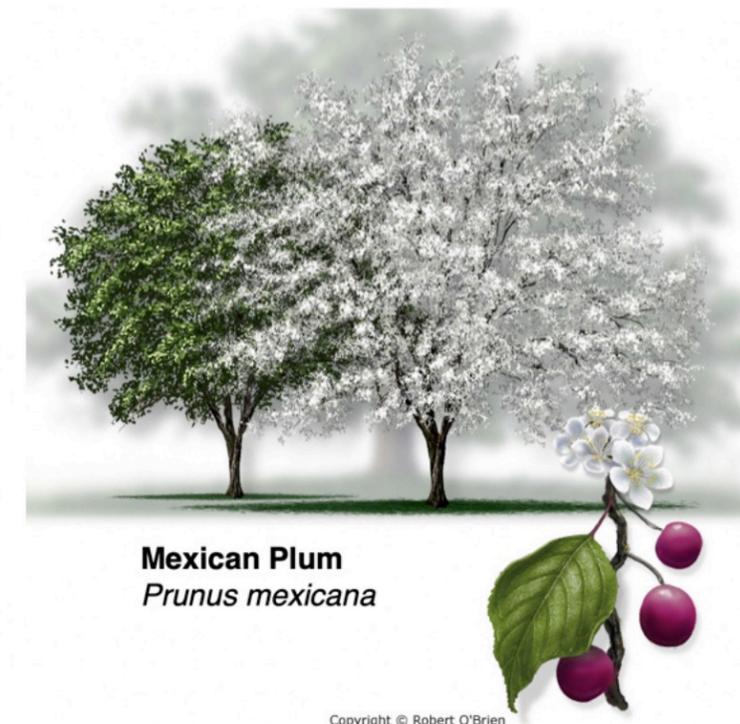


Mexican Buckeye
Ungnadia speciosa

Copyright © Robert O'Brien



Carolina Buckthorn
Frangula caroliniana



Mexican Plum
Prunus mexicana

Copyright © Robert O'Brien

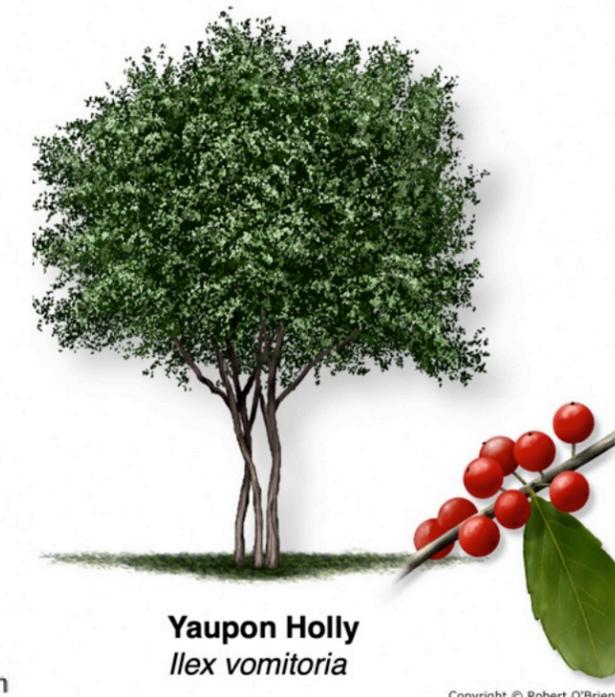


Escarpment Black Cherry
Prunus serotina var. eximia

Copyright © Robert O'Brien



Copyright © Robert O'Brien



Yaupon Holly
Ilex vomitoria

Copyright © Robert O'Brien

Plant Palette: Paseo Grasses & Native Plants



Turk's Cap
Malvaviscus arboreus



Cedar Sage
Salvia roemeriana



Texas Lantana
Lantana urticoides



Lindheimer Muhly
Muhlenbergia lindheimeri



Gayfeather - Texas Blazing Star
Liatris punctata



Damianita
Chrysactinia mexicana



Gregg's Mistflower
Conoclinium greggii

Paseo Pedestrian Features



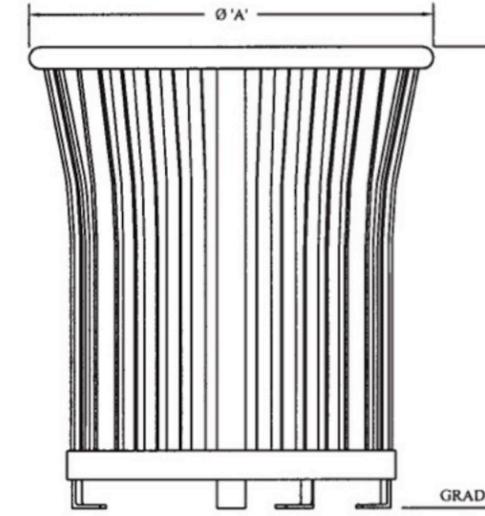
Quarry Block Seating



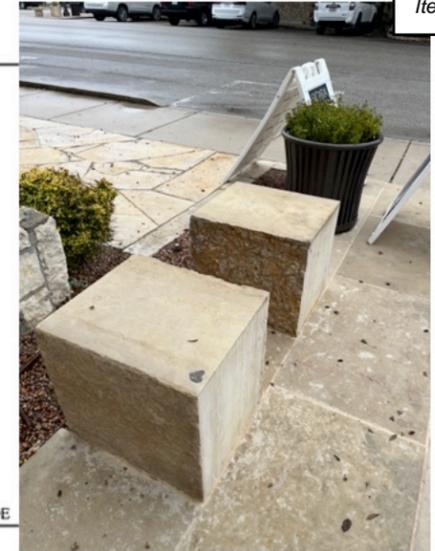
Stepstones / Crushed Gravel



Flagstone Paving @ Mercer St



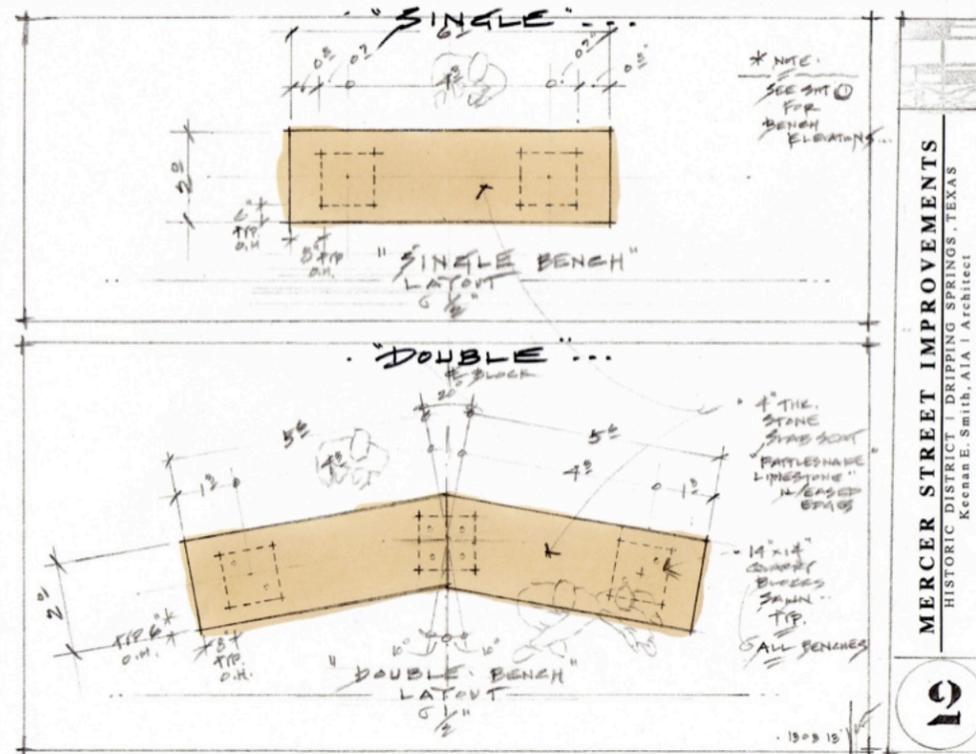
Mercer Street Receptacles



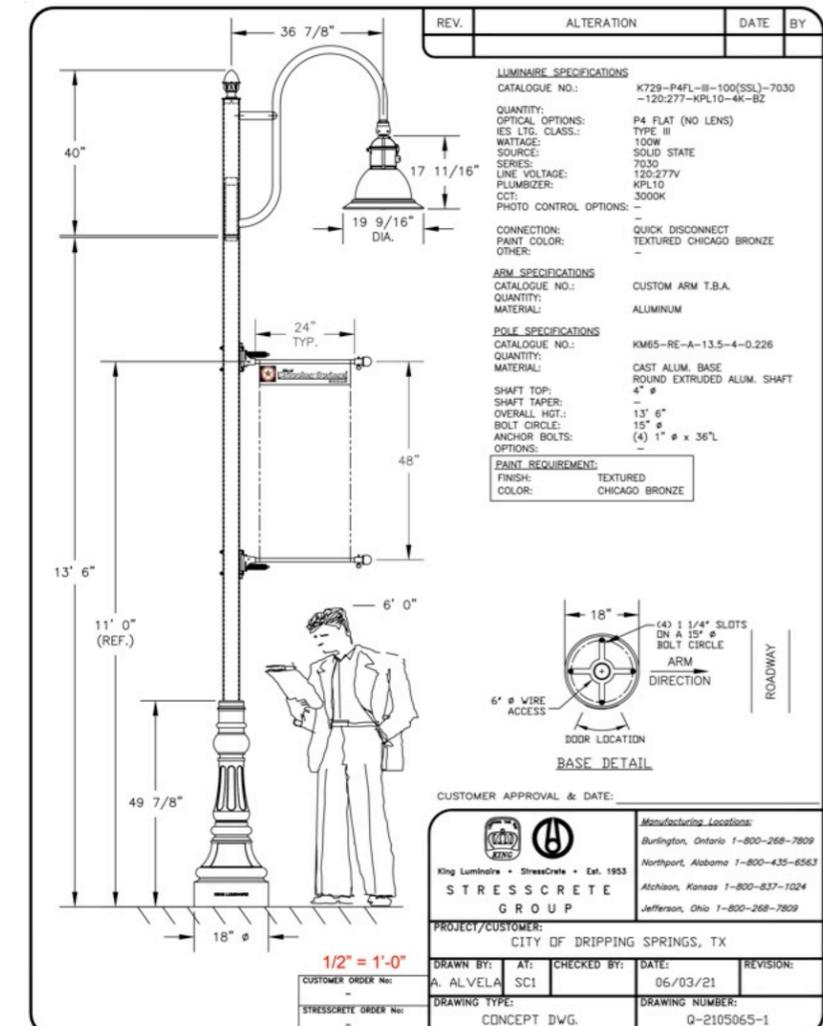
Item 2.



Existing Mercer Street Frontage



Mercer Street Stone Benches



Mercer Street Lighting



**DRIPPING SPRINGS'
AUTHENTIC DOWNTOWN
FAMILY EVENTS VENUE**

PRESENTED BY: RESOLVEDESIGNS LLC

OFFERED BY: PKB ENTERPRISES, LLC



RESOLVEDESIGNS LLC
DEVELOPMENT + PLANNING
www.ResolveDesigns.com
info@ResolveDesigns.com
512-426-2103

OWNER / CLIENT
PKB ENTERPRISES, LLC
PAMELA BOSCO
LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (630) 362-6610
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MASTER DEVELOPER + DESIGN
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LEED AP, AIA-A, PMI
MANAGING PRINCIPAL
512-426-2103 C
RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
2025 - 22 BLUE LILAC ACRES

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESC. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG | AS NOTED
APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
PROJECT
INTRODUCTION

SHEET NUMBER

A.1 34

100 OLD FITZHUGH ROAD | HISTORY

HISTORIC CONTEXT : BUILT CIRCA 1925

Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916).

D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941.

Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.



CITY OF DRIPPING SPRINGS : OLD FITZHUGH ROAD, HISTORIC RESURVEY REPORTS & INVENTORY

HISTORIC NAME/ YEAR BUILT/ LAT LONG	HAYS CAD PARCEL ID (2024)/ HIRM ID (1998)/ ROAD ID (2014)	HISTORIC USE/ CURRENT USE/ FORM OR STYLE	HISTORIC PHOTO/AERIAL (IF AVAILABLE) OR CURRENT AERIAL	2024 PHOTO (POST OAK)	HISTORIC CONTEXT NOTES*	ALTERATIONS	HIRM (1998)/ ROAD ID (1998)/ POST OAK RECOM.
RESOURCE #384 - 100 OLD FITZHUGH RD							
Ca. 1925	017947	Domestic/Single dwelling			Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925, demolished old structure, built new home. In 1941, Crenshaw family sold to J.E. Spaw. Remained in Spaw family until ca. 2011. Post Oak calls this residence the Boyd-Loper house although this appears incorrect.	Prohibit early alterations prior to 1930, non-historic carpet on north elevation; non-original porch railing; c. 2016, historic foundation removed and replaced with concrete piers.	Medium (HIRM) Medium (Road) High (POPS)
D.W. Crenshaw/ John E. Spaw House	66 (HIRM) 28 (Road)	Craftsman					
30.193841, -98.088828							
RESOURCE #388 - 100 OLD FITZHUGH RD							
Ca. 1925	017947	Shed/Secondary structure			Associated with 1920s Crenshaw homestead and subsistence farmstead. One of the few parcels within the district that still engages in small-scale agriculture.	No significant alterations noted.	N/A
30.193841, -98.088828	N/A	No style					High (POPS)

HISTORIC RESOURCE INVENTORY FORM

Old Fitzhugh Road Historic District
Final District Report - 2024

IDENTIFICATION

ADDRESS: 100 Old Fitzhugh Road
CITY/TOWN: Dripping Springs
COUNTY: Hays
STATE: TX

HISTORIC NAME: D.W. Crenshaw / John E. Spaw House

CURRENT NAME: N/A

LAT: 30.193841
LONG: -98.088828

PARCEL ID: 017947

LEGAL DESCRIPTION: ASHS PHILIP A SMITH SURVEY, ACRES 3.17

OWNER NAME: PKB Blue Lilac Acres LLC

OWNER ADDRESS: 100 E. Creek Dr, Dripping Springs, TX 78620

HISTORIC USE: Domestic / Single Dwelling
CURRENT USE: Domestic / Single Dwelling

ARCHITECTURAL INFORMATION

CATEGORY: Dwelling Church School Other

ARCHITECTURAL STYLE: Craftsman

NO. OF STORIES: 1

ROOF TYPE: Gable

ROOF MATERIAL: Corrugated metal

WALL CLADDING: Wood shingle

WINDOW MATERIAL/COMPOSITION: Wood sash, double hung, V1 historic window/door exterior screen

FRONT PORCH TYPE/PLACEMENT: One log roughly centered on the primary front elevation with a front porch roof, supported by posts on brick piers, and a concrete deck.

CHARACTER-DEFINING FEATURES: Exposed rafters, decorative exterior wood window screens.

LANDSCAPE FEATURES: The building sits near the southeast corner of the parcel. A gravel drive provides access from OPR. A few stone wall sections remain near the rear building. Mature trees surround the main building and the parcel perimeter and cluster at the center of the parcel. Trees, shrubs, and grass cover the remainder of the parcel.

NOTES: The main building sits on piers, installed c. 2016 due to structural issues.

ANCILLARY STRUCTURES: Yes No. Shed near the northwest corner of the main building, shed at the north side of the parcel.

ARCHITECTURAL HISTORY

CONSTRUCTION DATE: c. 1925

WORKS: Yes No

HISTORIC CONTEXT: Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941. Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.

PRIORITY ASSESSMENT

PRIORITY: High Medium Low

INTEGRITY: Location Setting Design Materials Workmanship Feeling Association

ALTERATIONS: Prohibit early alterations prior to 1930, non-historic carpet on north elevation; non-original porch railing; c. 2016, historic foundation removed and replaced with concrete piers.

NOTES: Engangered Yes No. Structural issues appear to have been addressed c. 2016 with concrete foundation piers. However, later landscaping trees and been replaced, leaving the upper and lower walls exposed to the elements and susceptible to rot and deterioration.

LOCATION MAP

ANCILLARY STRUCTURE #388

CATEGORY: Dwelling Church School Other

CONSTRUCTION DATE: c. 1925

CURRENT USE: Outbuilding

HISTORIC USE: Outbuilding

NO. OF STORIES: 1

ROOF TYPE: Gable

ROOF MATERIAL: Corrugated metal

NOTES: Associated with 1920s Crenshaw homestead and subsistence farmstead.

PRIORITY ASSESSMENT

PRIORITY: High Medium Low

INTEGRITY: Location Setting Design Materials Workmanship Feeling Association

ALTERATIONS: No significant alterations noted.

NOTES: Engangered Yes No.

PHOTOGRAPH



ARCHITECTURAL HISTORY

CONSTRUCTION DATE: c. 1925

WORKS: Yes No

HISTORIC CONTEXT: Originally part of John Short Addition, eventually sold to I.C.P. McLendon, then John R. Hamilton (1886), R.H. Haines (1899), J.B. Middlebrooks (1906), and W.L. Dye (1916). D.W. Crenshaw and wife purchased in 1925 and demolished old structure to construct new home. Remained in Crenshaw family until 1939, sold to J.E. Spaw in 1941. Remained in Spaw family until ca. 2011. One of the few parcels within the district that still engages in small-scale agriculture.

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PRIORITY: High Medium Low

INTEGRITY: Location Setting Design Materials Workmanship Feeling Association

ALTERATIONS: Prohibit early alterations prior to 1930, non-historic carpet on north elevation; non-original porch railing; c. 2016, historic foundation removed and replaced with concrete piers.

NOTES: Engangered Yes No. Structural issues appear to have been addressed c. 2016 with concrete foundation piers. However, later landscaping trees and been replaced, leaving the upper and lower walls exposed to the elements and susceptible to rot and deterioration.

LOCATION MAP



ANCILLARY STRUCTURE #388

CATEGORY: Dwelling Church School Other

CONSTRUCTION DATE: c. 1925

CURRENT USE: Outbuilding

HISTORIC USE: Outbuilding

NO. OF STORIES: 1

ROOF TYPE: Gable

ROOF MATERIAL: Corrugated metal

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PRIORITY ASSESSMENT

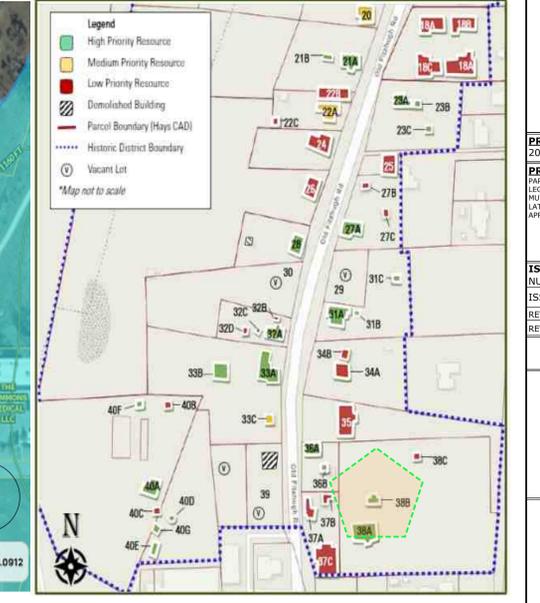
PRIORITY: High Medium Low

INTEGRITY: Location Setting Design Materials Workmanship Feeling Association

ALTERATIONS: No significant alterations noted.

NOTES: Engangered Yes No.

PHOTOGRAPH



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DEVELOPMENT + PLANNING
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info@ResolveDesigns.com
512-426-2103

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ENGINEER OF RECORD
T.B.D.

CONTRACTOR + CONSULTANTS
T.B.D.

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
2025 - 22 BLUE LILAC ACRES

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESC. # AS NOTED
MUNICIPALITY # AS NOTED
LAT - LONG # AS NOTED
APPROX. GSF # AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS, LLC

SHEET NAME:
'BLUE LILAC'
HISTORY
& OLD
FITZHUGH RD

SHEET NUMBER
A.2

PROGRAMMING | AGRIHOOD

A truly distinctive *AMENITY*: agricultural landscapes designed to grow food, nurture connections, inspire curiosity, and ground the community in a shared sense of purpose.

Serving as a living classroom, a gathering place, and a model of sustainable living, embodies the community's bold vision for health, innovation and meaningful interaction with the land.

By preserving a significant number of mature oaks and integrating terraces and courtyards into the natural topography, the design enhances comfort and creates a unique microclimate for outdoor gatherings.

Integrating *AGRICULTURE* into a downtown fabric, supporting health, sustainability, physical and mental wellness and strong social ties.



OWNER / CLIENT
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 T.B.D.

CONTRACTOR + CONSULTANTS
 T.B.D.

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
 2025 - 22 BLUE LILAC ACRES

PROJECT REFERENCES:
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 LEGAL DESC. # AS NOTED
 MUNICIPALITY # AS NOTED
 LAT - LONG. # AS NOTED
 APPRX GSF # AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
 RESOLVEDESIGNS LLC

SHEET NAME:
 DEVELOPMENT PROGRAM

AGRIHOOD AA

SHEET NUMBER

A.3₃₆



Blending the agricultural storied history with a thoughtfully designed *MARKETPLACE* serves the new *MAIN STREET*, offering local shops, dining and gathering spaces.



Foster social connection and support the community's desire for authentic neighborhood places.

AGRIHOODS comprise a farm retail building, farm operations barn, stage, event lawn and a diverse range of agriculture offerings. Adjacent to the event lawn, a mixed-use building with a food and beverage anchor tenant complements the dynamic courtyards, creating a vibrant community that promotes mental, physical, and social well-being.

PROGRAMMING | AGRIHOOD

A truly distinctive *AMENITY* : agricultural landscapes designed to grow food, nurture connections, inspire curiosity, and ground the community in a shared sense of purpose.

Serving as a living classroom, a gathering place, and a model of sustainable living, embodies the community's bold vision for health, innovation and meaningful interaction with the land.

Integrating AGRICULTURE into a downtown fabric, supporting health, sustainability, physical and mental wellness and strong social ties.



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 LAND OWNER

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 pbosco@petkingbrands.com

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 LEED AP, AIA, PHD
 MANAGING PRINCIPAL
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 RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD
 T.B.D.

CONTRACTOR + CONSULTANTS
 T.B.D.

BLUE LILAC ACRES AGRIHOOD ENTERTAINMENT 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
 2025 - 22 BLUE LILAC ACRES

PROJECT REFERENCES:
 PARCEL ID # AS NOTED
 LEGAL DESC. 1 AS NOTED
 MUNICIPALITY 1 AS NOTED
 LAT - LONG 1 AS NOTED
 APPRX GSF 1 AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
 RESOLVEDESIGNS LLC

SHEET NAME:
 DEVELOPMENT PROGRAM

AGRIHOOD BB

SHEET NUMBER

A.4



Foster social connection and support the community's desire for authentic neighborhood places.

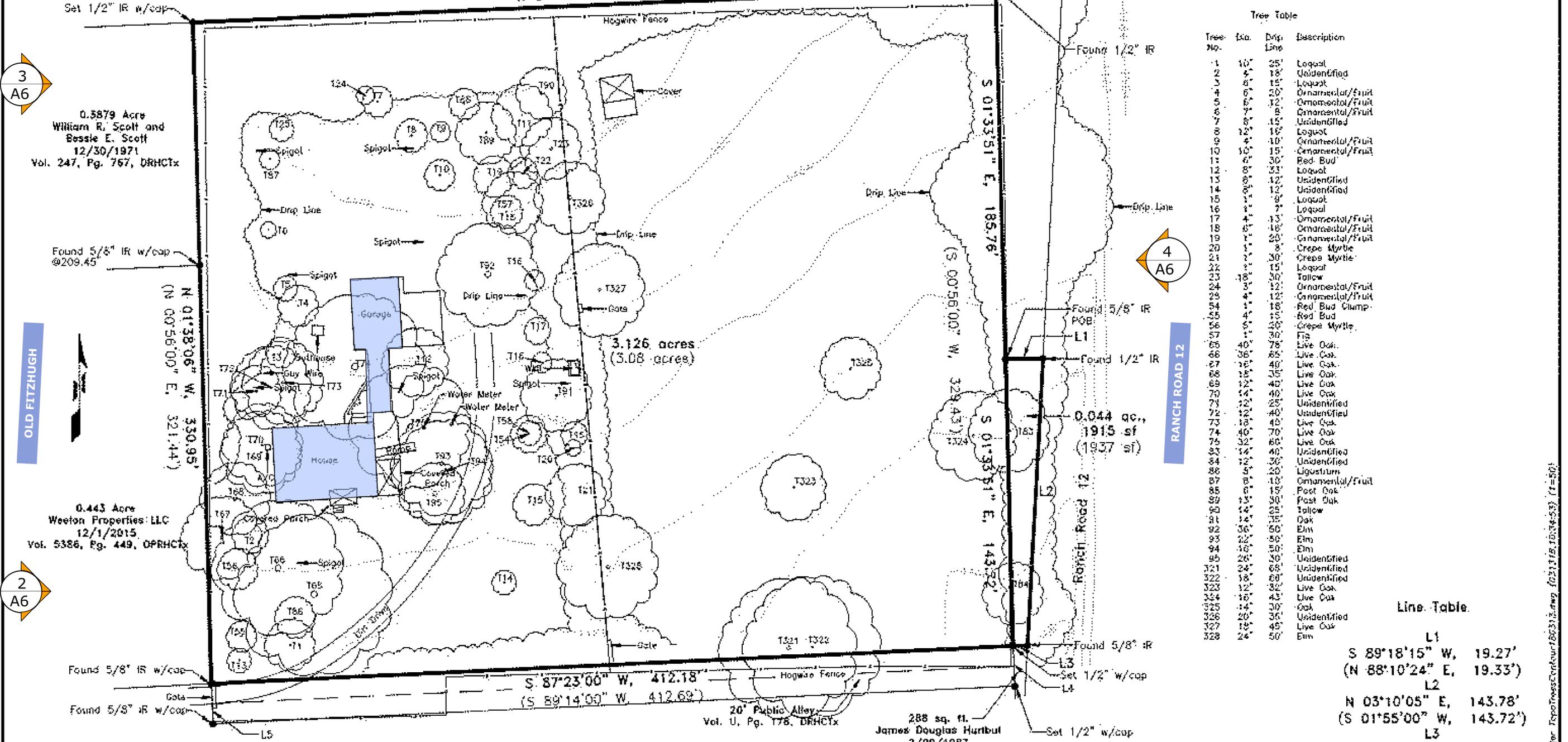
Flood Certificate
 Subject property is located in Zone X, not in a FEMA designated flood hazard area, per FIRM map #42209C0105F, dated 9/02/2005.

Survey Note:
 Survey based on Texas State Plane Coordinates, South Central Zone, NAD83 (2011), U.S. Feet, Vertical Datum NAVD83

Survey of a 3.126 Acre Tract of Land, same as called 3.08 acre tract in Vol. 662, Pg. 412, RPRHCTx and a 0.044 acre (1915 sq. ft.) Tract of Land, same as called 1937 sq. ft. tract in Vol. 641, Pg. 224, RPRHCTx Both Located in the P. A. Smith League, Abstract 415, Hays County, Texas

Lot 2
The Clarence T. Shelton Subdivision
Vol. 8, Pg. 195, PRHCTx

(N 89°40'00" E. 412.79')
 N 87°35'20" E. 412.56'

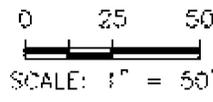


Tree Table

Tree No.	Dia.	Drop Line	Description
1	10"	25'	Logan
2	4"	18'	Unidentified
3	8"	15'	Logan
4	6"	20'	Ornamental/Fruit
5	6"	12'	Ornamental/Fruit
6	7"	8'	Ornamental/Fruit
7	8"	15'	Unidentified
8	8"	18'	Logan
9	4"	10'	Ornamental/Fruit
10	10"	15'	Ornamental/Fruit
11	6"	30'	Red Bud
12	8"	33'	Logan
13	8"	12'	Unidentified
14	8"	12'	Unidentified
15	11"	9'	Logan
16	11"	7'	Logan
17	4"	13'	Ornamental/Fruit
18	6"	18'	Ornamental/Fruit
19	11"	20'	Ornamental/Fruit
20	11"	8'	Crepe Myrtle
21	11"	30'	Crepe Myrtle
22	15"	15'	Logan
23	18"	30'	Yallow
24	3"	12'	Ornamental/Fruit
25	4"	12'	Ornamental/Fruit
54	11"	18'	Red Bud Clump
55	4"	18'	Red Bud
56	5"	20'	Crepe Myrtle
57	11"	30'	Fig
65	40"	75'	Live Oak
66	36"	62'	Live Oak
67	16"	40'	Live Oak
68	18"	35'	Live Oak
69	12"	40'	Live Oak
70	14"	40'	Live Oak
71	12"	25'	Unidentified
72	12"	40'	Unidentified
73	18"	40'	Live Oak
74	46"	70'	Live Oak
75	32"	60'	Live Oak
83	14"	40'	Unidentified
84	12"	30'	Unidentified
86	5"	20'	Ligustrum
87	8"	18'	Ornamental/Fruit
88	8"	15'	Post Oak
89	13"	30'	Post Oak
90	14"	25'	Yallow
91	14"	35'	Oak
92	36"	50'	Elm
93	12"	50'	Elm
94	16"	50'	Elm
95	26"	30'	Unidentified
321	34"	65'	Unidentified
322	18"	60'	Unidentified
323	12"	30'	Live Oak
324	16"	45'	Live Oak
325	14"	30'	Oak
326	20"	30'	Unidentified
327	18"	45'	Live Oak
328	24"	50'	Elm

Line Table

Line	Bearing	Distance
L1	S 89°18'15" W,	19.27'
	(N 88°10'24" E,	19.33')
L2	N 03°10'05" E,	143.78'
	(S 01°55'00" W,	143.72')
L3	N 87°23'00" E,	7.41'
	(S 87°16'13" W,	7.68')
L4	S 01°33'51" E,	20.00'
L5	N 01°38'06" W,	20.00'



Weaver Surveying, LLC
 TBPLS Firm #10194053
 Drawing No. H160311-01A

- Notes:**
- Record coils in parentheses.
 - Reference is herein made to Commitment for Title Insurance issued by WFG National Title Insurance Company, CF No. 16-0333-61.
 - May be subject to easement granted to Southwestern Bell Telephone Company as recorded in Vol. 115, Pg. 79, DRHCTx.
 - Reference is herein made to legal descriptions of same date that accompany this plat.

Block 2
1st Addition to the Town
of Dripping Springs
Vol. P, Pg. 372, DRHCTx

288 sq. ft.
James Douglas Huribut
 2/09/1987
 Vol. 658, Pg. 154 RPRHCTx

1
A6

EXISTING PICTURE TAGS
A.6

EXISTING SURVEY | 2018
A.5
 NOT TO SCALE

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
 2025 - 22 BLUE LILAC ACRES

PROJECT REFERENCES:
 PARCEL ID # AS NOTED
 LEGAL DESC. # AS NOTED
 MUNICIPALITY # AS NOTED
 LAT - LONG. # AS NOTED
 APPROX GSF # AS NOTED

ISSUED REVISIONS	NUMBER:	DATE:
ISSUE DATE	02.13.26	
REVISION 01	<>	
REVISION 02	<>	

ISSUED BY:
 RESOLVEDESIGNS, LLC

SHEET NAME:
SITE RESEARCH
EXISTING
CONDITIONS

SHEET NUMBER



1 VIEW FROM SOUTH OF PARCEL
A.6 EXISTING PROPERTY CONDITIONS



2 VIEW FROM WEST OF PARCEL
A.6 EXISTING PROPERTY CONDITIONS



2 VIEW FROM WEST OF PARCEL
A.6 EXISTING PROPERTY CONDITIONS



3 VIEW FROM NORTHWEST OF PARCEL
A.6 EXISTING PROPERTY CONDITIONS



4 VIEW FROM EAST OF PARCEL
A.6 EXISTING PROPERTY CONDITIONS



4 VIEW FROM EAST OF PARCEL
A.6 EXISTING PROPERTY CONDITIONS

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
 2025 - 22 BLUE LILAC ACRES

PROJECT REFERENCES:
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 LEGAL DESC. | AS NOTED
 MUNICIPALITY | AS NOTED
 LAT - LONG. | AS NOTED
 APPRX GSF | AS NOTED

ISSUED REVISIONS	
NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
 RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPTUAL SITE PLAN

SHEET NUMBER

A.7 40



1
A6

EXISTING PICTURE TAGS
A.6

CONCEPTUAL SITE PLAN
NOT TO SCALE
A.7

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE

LOT AREA	138,085 SF
NEW STRUCTURE AREAS	4,550 SF
PARKING AND WALKWAY AREA	24,108 SF
TOTAL IMPERVIOUS COVER AREA	33,323 SF
PERCENTAGE IMPERVIOUS COVER	24 %
ALLOWABLE IMPERVIOUS COVERAGE	70 %

RESOLVE
RESOLVEDESIGNS LLC
DEVELOPMENT + PLANNING
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info@ResolveDesigns.com
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MANAGING PRINCIPAL
512-426-2103 C
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ENGINEER OF RECORD
T.B.D.

CONTRACTOR + CONSULTANTS
T.B.D.

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620



KEYED LEGEND | MASTER SITE PLAN

(A) MAIN ENTRANCE TO OLD FITZHUGH	1400 SF	(G) LABRYNTH	2800 SF	(M) THE PAVILION	2,800 SF
(B) GRASS-CRETE PAVER EGRESS DRIVE	1400 SF	(H) WINDMILL & TREE HOUSES	1500 SF	(N) TEH GREAT LAWN	34,500 SF
(C) "BLUE LILAC" EXISTING RESIDENTIAL	2500 SF	(I) AROBORETUM + GARDENS	9500 SF	(O) BAND STAND	- SF
(D) RAIN WATER COLLECTOR:37,000 GAL PER TANK	400 SF	(J) KIDS PLAYGROUND	1000 SF	(P) WRAP AROUND DINING	20,000 SF
(E) EXISTING AND NEW FARMERS' MARKET GARAGE	1860 SF	(K) MASS TIMBER ENTRY + VENUES	- SF	(Q) DETENTION STORMWATER	2600 SF
(F) ORCHARD AND APIARY BEE HIVES	10,100 SF	(L) FOOD TRAILER PARK	5000 SF	(R) PAVECRETE + CONCRETE PARKING 58 STALLS	21,900 SF

PROJECT NUMBER:
2025 - 22 BLUE LILAC ACRES
PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESC. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG | AS NOTED
APPRX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	02.13.26
REVISION 01	<>
REVISION 02	<>

ISSUED BY:
RESOLVEDESIGNS LLC
SHEET NAME:
MASTER SITE PLAN
KEY LEGEND

SHEET NUMBER

1
A.8 LEGEND SITE PLAN
NOT TO SCALE

A.8 41



BLUE LILAC ACRES
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 RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER

A.9

← OLD FITZHUGH STREET

MERCER STREET →

1 SW CORNER LOOKING NE
 A.9 NOT TO SCALE



BLUE LILAC ACRES
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SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER

A.10



OLD FITZHUGH STREET



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ISSUED BY:
 RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER

A.11



1 NE CORNER LOOKING NE
A.11 NOT TO SCALE



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SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER

A.12



TEXAS LIMESTONE PIT FIREPLACES
 WHITE STEEL PARABOLIC SHADE STRUCTURE
 RUSTIC & NEW ROUGH WOOD STRUCTURES AT PATHWAY MARKERS

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
 2025 - 22 BLUE LILAC ACRES

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ISSUED BY:
 RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER

A.13 46



TEXAS LIMESTONE
 RUSTIC & NEW ROUGH WOOD STRUCTURES AT PAVILION AND PATHWAY MARKERS

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AGRIHOOD ENTERTAINMENT
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SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER



RUSTIC EXTERIOR MATERIALS TO REMAIN
 NEW ROUGH WOOD PERGOLA



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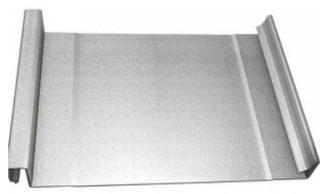
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SHEET NAME:
CONCEPT VIEWS

SHEET NUMBER

A.15



Expert Pick
SW 7005
Pure White

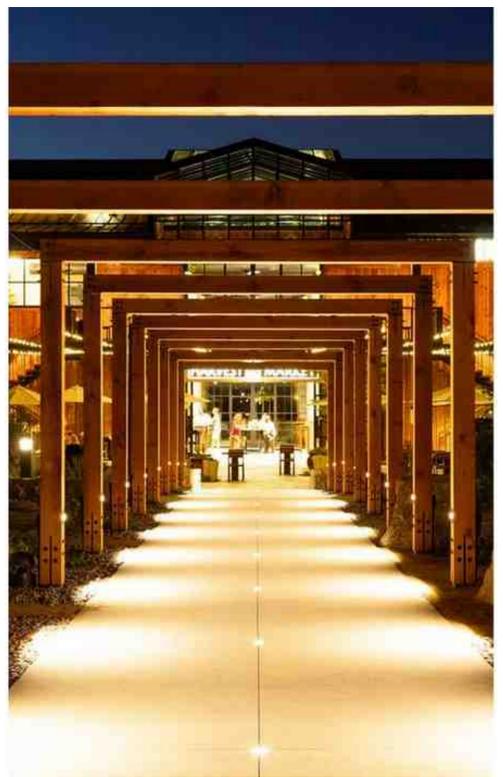
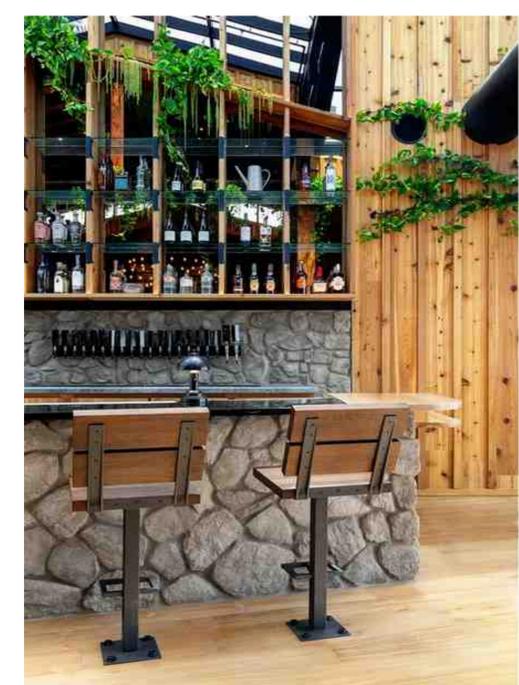
H Historic Color
SW 2863
Powder Blue



RUSTIC EXTERIOR MATERIALS TO REMAIN

1 VIEW TO RESTORED 'BLUE LILAC'
 NOT TO SCALE

ARCHITECTURE AND FEATURED DESIGN FOR BUSINESS STRATEGIES



Integrated Elements for Investors, Operators and Business Synergies



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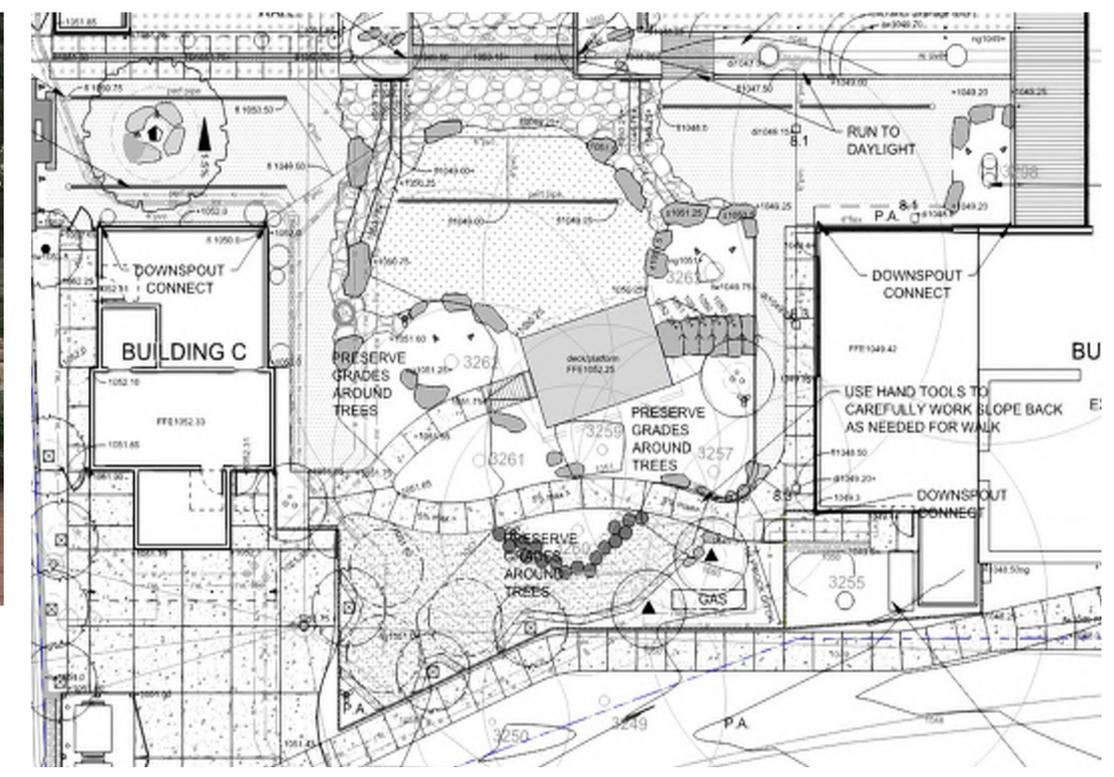
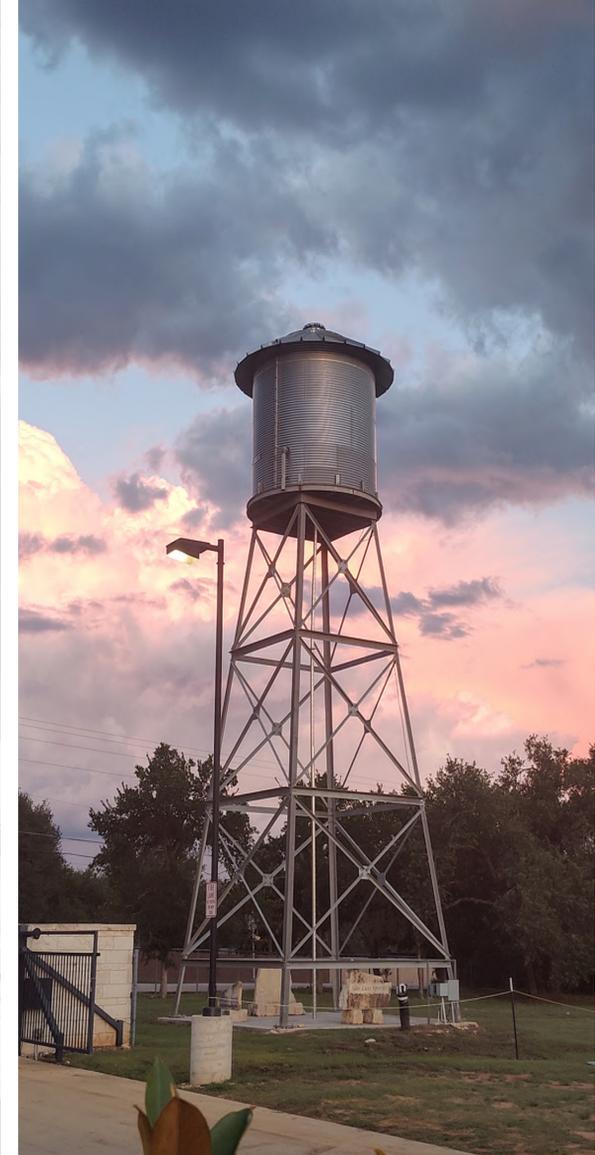
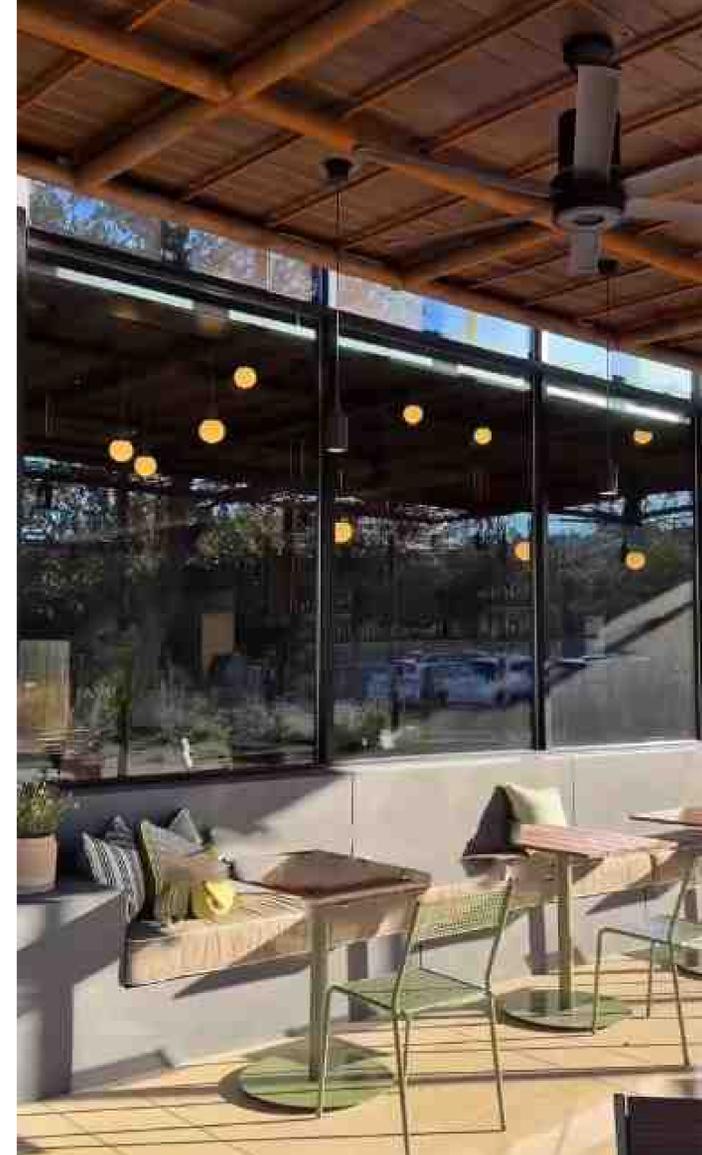
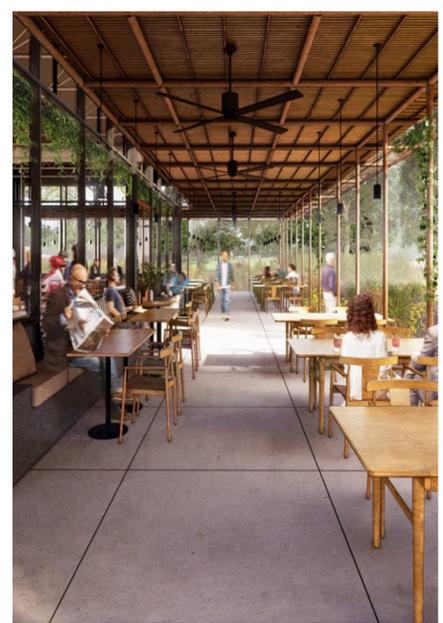
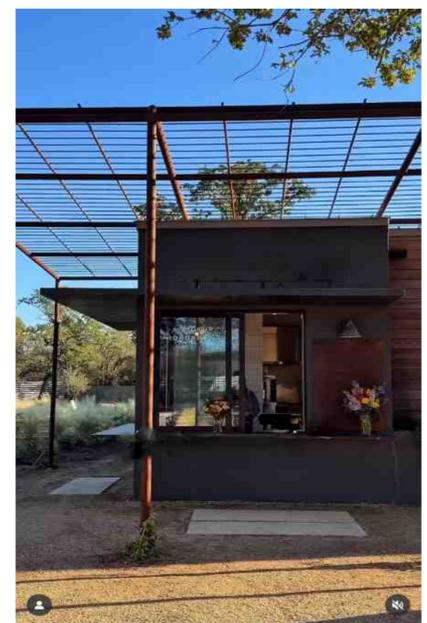
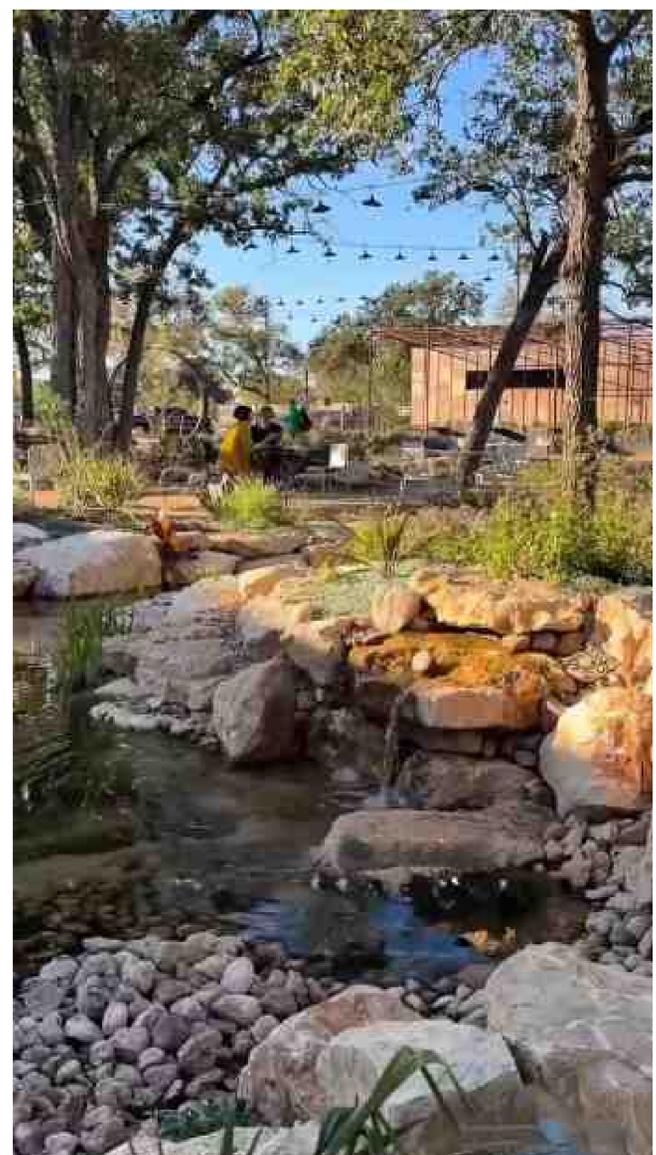
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SHEET NAME:
 DEVELOPMENT
 PROGRAM
 CASE STUDIES

SHEET NUMBER

A.16 49



Integrated Elements for Investors, Operators and Business Synergies

BLUE LILAC ACRES
AGRIHOOD ENTERTAINMENT
 100 OLD FITZHUGH, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
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 DEVELOPMENT
 PROGRAM
 CASE STUDIES

SHEET NUMBER



Our development is about experiencing and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a tranquil and inviting hospitality environment.

The overall architecture embodies curated moments and it's unique personal story. We invite you immerse yourself and to Create your own 'SENSE OF SPACE' at BLUE LILAC ACRES.



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REVISION 01 <>
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ISSUED BY:
 RESOLVEDESIGNS LLC

SHEET NAME:
 DEVELOPMENT PROGRAM

-

SHEET NUMBER

A.18



DRIPPING SPRINGS
Texas

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Name of Applicant: RESOLVEDESIGNS LLC | RUSSELL R COLLINS

Mailing Address: 120 SAINT RICHIE LANE

Phone Number: 512-426-2103 **Email Address:** RCOLLINS@RESOLVEDESIGNS.COM

Name of Owner (if different than Applicant): PKB ENTERPRISES, LLC. | PAM BOSCO
1510 E CREEK DR

Mailing Address: DRIPPING SPRINGS, TX 78620

Phone Number: 630-241-3905 x2201 (O) : PAM BOSCO 512-426-2103 (C) : RUSSELL R COLLINS

Address of Property Where Structure/Site Located: _____

100 OLD FITZHUGH RD., DRIPPING SPRINGS, TX 78620

District Located or Landmark: Mercer Street Old Fitzhugh Road Hays Street

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS & HO [OFR]

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

PROPOSED USE AS SMALL RETAIL SHOP, HISTORICAL MUSEUM, NATURAL ARBORETUM, SMALL SCALE COMMUNITY GARDEN & FARM SCHOOL, SPECIAL EVENTS FACILITY, FOOD TRAILER PARK & PLAYGROUND.

Description of Proposed Work: FULL REHABILITATION OF 'HIGH PRIORITY' HISTORICAL BUILDING, #38A., * AS DEFINED IN MAY 2024, POST OAK PRESERVATION SOLUTIONS' REPORT.

NEW CONSTRUCTION AND REMODEL OF EXISTING 'GARAGE' TO A SMALL MARKET & RETAIL, APPROX. 1500 GSF

NEW CONSTRUCTION OF SPECIAL EVENTS FACILITY PAVILION, APPROX. 3000 GSF

NEW LANDSCAPING FOR 'GREAT LAWN' PARK, NATURAL ARBORETUM, PLAYGROUND AREAS

NEW LANDSCAPING AND ADAPTIVE REUSE FOR SMALL COMMUNITY ORCHARD, GARDEN, FARM & APIARY

NEW GREEN-PAVING PARKING LOT FOR FOOD TRAILER PARK

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

GUIDED BY 'OLD FITZHUGH RD' HISTORIC OVERLAY DEVELOPMENT STANDARDS CONSISTENCY :

A. CHARACTER / VISION : "HISTORIC SMALL FARMSTEADS; ECLECTIC REVITALIZATION USING NEW + OLD"

B. DESIGN PRINCIPLES : "PROTECT HISTORIC FARMSTEAD SCALE & CHARACTER , PROMOTE RUSTIC LOOK/FEEL"

C. PREFERRED USES: "RESIDENTIAL / COMMERCIAL"

Estimated Cost of Proposed Work: \$1.5 - 3 M

Intended Starting Date of Proposed Work: AS SOON AS PERMITTED, POTENTIAL 'Q3 2026

Intended Completion Date of Proposed Work: 8-12 MONTHS AFTER START DATE

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

- Current photograph of the property and adjacent properties (view from street/right-of-way)
- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)
- Sign Permit Application (if applicable)
- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)


Signature of Applicant

FEB. 13, 2026
Date


Signature of Property Owner Authorizing the Proposed Work

FEB. 13, 2026
Date

BILLY BOSCO, ON BEHALF OF PAM BOSCO & PKB ENTERPRISES, LLC.