



Historic Preservation Commission Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Thursday, April 03, 2025, 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

Deputy City Attorney Aniz Alani
Planning Director Tory Carpenter
City Secretary Diana Boone

PRESENTATION OF CITIZENS

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

MINUTES

- 1. Consider approval of the February 6, 2025 Historic Preservation Commission regular meeting minutes.**

- 2. Consider approval of the March 20, 2025 Historic Preservation Commission special meeting minutes.**

BUSINESS AGENDA

- 3. Public hearing, discussion, and consideration of approval of a Certificate of Appropriateness for COA2025-002: Uriegas Dental located at 28495 Ranch Road 12, in the Old Fitzhugh Road Historic District. Applicant: Andrew Dodson**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 - 4.. COA2025-002
- 4. Public hearing, discussion, and possible action regarding the Historic Preservation Commission's Fiscal Year 2026 Budget Recommendation, and Budget Committee appointments.**

REPORTS

- 5. Landscaping Committee Report. *Ashley Bobel and Gwyn Sommerfeld***

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.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

May 1, 2025, at 6:00 p.m.

June 5, 2025, at 6:00 p.m.

City Council Meetings

April 15, 2025, at 6:00 p.m.

May 6, 2025, 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 **March 28, 2025 at 6:00 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 Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Thursday, February 06, 2025, 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 4:12 p.m.

Commission Members Present:

Dean Erickson, Chair
 Ashley Bobel, Vice Chair
 Delbert Bassett
 Haley Hunt
 Richard Moore
 Gwyn Sommerfeld

Commission Members Absent:

Steve Mallett

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
 Deputy City Attorney Aniz Alani
 Planning Director Tory Carpenter
 City Secretary Diana Boone
 Mayor Pro Tem Taline Manassian

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Approval of the November 7, 2024 Historic Preservation Commission Meeting Minutes.**

A motion was made by Vice Chair Bobel and seconded by Commissioner Hunt, to approve the November 7, 2024 meeting minutes. The motion to approve carried unanimously 6 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of a Certificate of Appropriateness for COA2025-001: Dripping Springs Beauty & Co located at 251 Old Fitzhugh Road, in the Old Fitzhugh Road Historic District. Applicant: Courtney Deavers**

1. Presentation

Applicant Courtney Deavers presented and remained in the audience to answer questions.

2. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the following conditions:

- 1) Replacement windows should not have muntin grids. While the remaining historic window has an ornate muntin grid on the upper sash, interior-only simulated muntin grids available on commercial vinyl windows cannot replicate the historic grid pattern and thus should be avoided.
- 2) The historic rafter tails must remain exposed.
- 3) Signage must be approved by the City via a Sign Permit application.

3. Public Hearing

No one spoke during the Public Hearing.

4. COA2025-001

A motion was made by Commissioner Hunt and seconded by Commissioner Moore, to approve the Certificate of Appropriateness with the conditions recommended by staff.

Commissioner Bobel recused herself, stepped away, did not participate in the discussion, and did not vote.

The motion to approve carried 5 to 0.

CLOSED SESSION

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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

A motion was made by Commissioner Bassett and seconded by by Commissioner Hunt, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 4:41 p.m.



Historic Preservation Commission Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Thursday, March 20, 2025, 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 4:03 p.m.

Commission Members Present:

Dean Erickson, Chair
 Delbert Bassett
 Steve Mallett
 Gwyn Sommerfeld

Commission Members Absent:

Ashley Bobel, Vice Chair
 Haley Hunt
 Richard Moore

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
 Planning Director Tory Carpenter
 City Secretary Diana Boone

PRESENTATION OF CITIZENS

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No one spoke during the Presentation of Citizens.

MINUTES

1. **Consider approval of the February 6, 2025 Historic Preservation regular meeting minutes.**

A motion was made by Commissioner Bassett and seconded by Commissioner Mallett, to approve the February 6, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. **Discuss and consider approval of a proposal from the Hays County Master Gardeners for downtown landscaping improvements.** *Lee Little, Hays County Master Gardeners*

A motion was made by Commissioner Bassett and seconded by Commissioner Sommerfeld, to approve Phase 1 activities and support Phase 2 and request they provide or submit specific details of project.

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.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

April 3, 2025, at 4:00 p.m.

April 1, 2025, at 4:00 p.m.

City Council Meetings

March 25, 2025, at 6:00 p.m.

April 1, 2025, at 6:00 p.m.

ADJOURN

Chair Erickson adjourned the meeting at 5:24 p.m.



To: Historic Preservation Commission
From: Tory Carpenter, AICP – Planning Director
Date: April 4, 2025
RE: COA2025-002 Uriegas Dental

I. Overview:

This request was originally approved by the Historic Preservation Commission on November 3, 2022. However, the Certificate of Appropriateness has since expired, as the applicant did not commence work within one year of the approval date.

The applicant has now reapplied for the same Certificate of Appropriateness with no changes to the original request. Given the prior approval and the fact that no conditions on the property have changed, City staff has included the original staff report and recommendation for the Commission's consideration.

II. Attachments:

- Original 2022 Staff Report
- Application & Backup Materials
- Expired Certificate of Appropriateness



**HISTORIC PRESERVATION MANUAL
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **October 25, 2022**

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

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

Historic District: **Old Fitzhugh Road**

Base Zoning: **CS + HO**

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

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

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

Project Type & Description: COA for New Construction- Infill Development

- Preservation Rehabilitation Restoration Reconstruction Protection & Stabilization

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

General Compliance Determination- Compliant Non-Compliant Incomplete

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512-858-4725

Staff Recommendations: “Approval in Concept with Conditions”

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

CERTIFICATE OF APPROPRIATENESS

Property Description: #28491 & 29495 RR-12

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

Historic District Contribution: “Non-Contributing.”

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

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

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

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

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

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Staff Findings & Recommendations:

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

* * *

“Old Fitzhugh Rd. Design and Development Standards”

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

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

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

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

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

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

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

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

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

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

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

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

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

Landscape Features: N/A- no existing landscape features affected.

* * *

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:
Project is guided by applicable Historic Preservation Standards and Design Guidelines.
See detailed summary above. Compliant Non-Compliant Not Applicable

(b) MINIMAL ALTERATION:
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.
 Compliant Non-Compliant Not Applicable

(c) ORIGINAL QUALITIES PRESERVED:
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
 Compliant Non-Compliant Not Applicable

(d) PERIOD APPROPRIATENESS:
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
 Compliant Non-Compliant Not Applicable

(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:
Cumulative changes with acquired / contributing significance recognized and respected.
 Compliant Non-Compliant Not Applicable

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(f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant Non-Compliant Not Applicable

(g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant Non-Compliant Not Applicable

(h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant Non-Compliant Not Applicable

(i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

Compliant Non-Compliant Not Applicable

(j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant Non-Compliant Not Applicable

(k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant Non-Compliant Not Applicable

(l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant Non-Compliant Not Applicable



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name of Applicant: ANDREW DODSON, PE

Mailing Address: 361 Middle Creek, Buena

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

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

Mailing Address: 3304 ARROWHEAD CIR, ROUND ROCK TX 78681

Phone Number: 512-577-2077

Address of Property Where Structure/Site Located: 28495 & 28491

RANCH ROAD 12, DRIPPING SPRINGS TX 78620

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

Individual Landmark (Not in an Historic District)

Zoning Classification of Property: CS

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

Professional / Retail (future)

Description of Proposed Work:

2 new office buildings one for dental office and the other as speculative office rental space with associated parking, water quality, and detention.

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

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

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

Intended Starting Date of Proposed Work: Immediately upon approval

Intended Completion Date of Proposed Work: Summer 2023

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

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

N/A
Andrew DeLeon
Signature of Applicant

11/9/21
Date

John Bowler
Signature of Property Owner Authorizing the Proposed Work

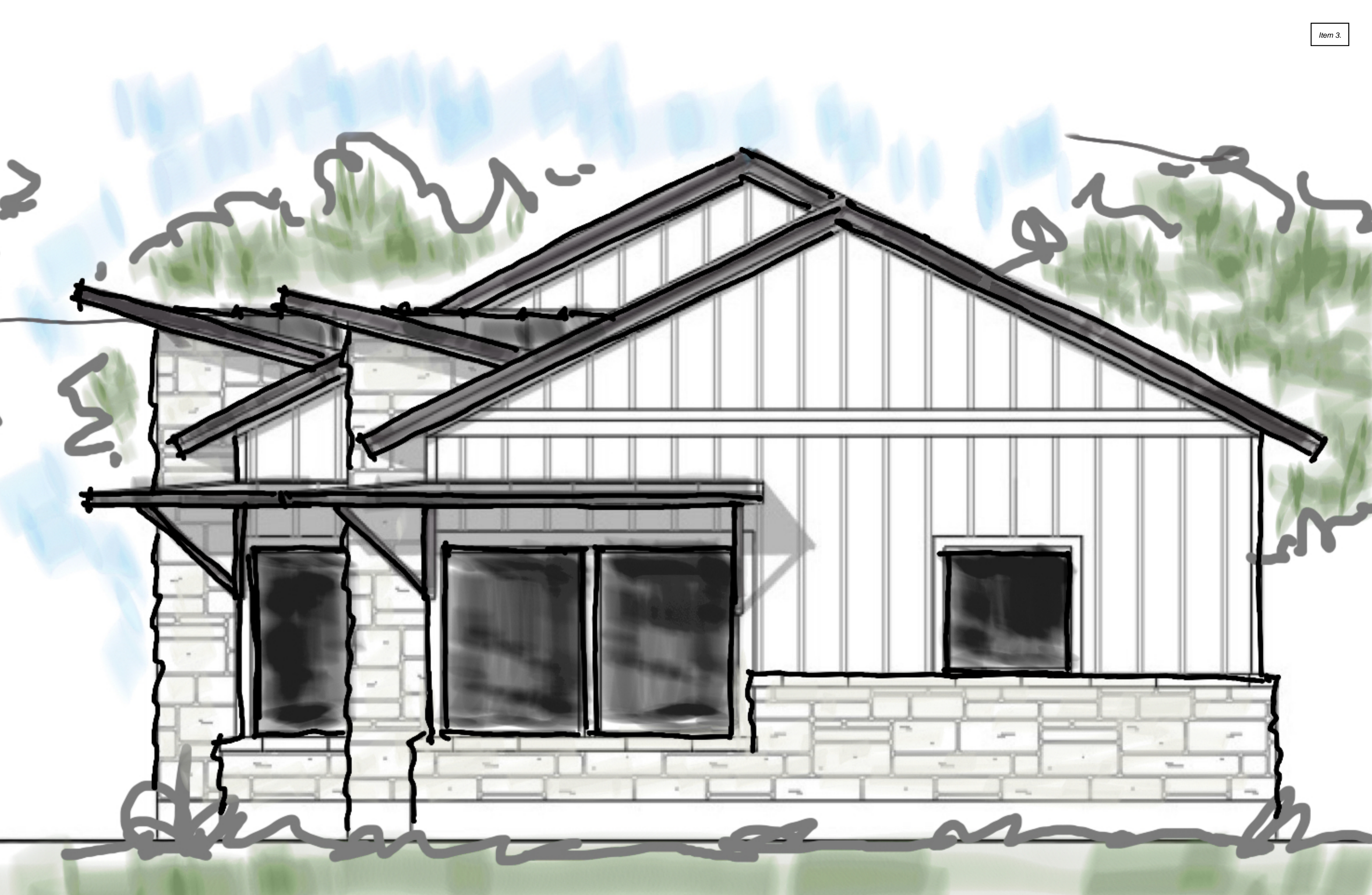
11-08-2021
Date





BUILDING 1 LEFT ELEVATION (FACING WEST AND OLD FITZHUGH)

NOT TO SCALE



BUILDING 2 RIGHT ELEVATION (FACING WEST AND OLD FITZHUGH)

NOT TO SCALE



Item 3.

20



WELCOME TO
DRIPPING SPRINGS
GATEWAY TO THE
HILL COUNTRY







 dreamstime.com/moder





TEXAS STONE SUPPLY

817-579-0900

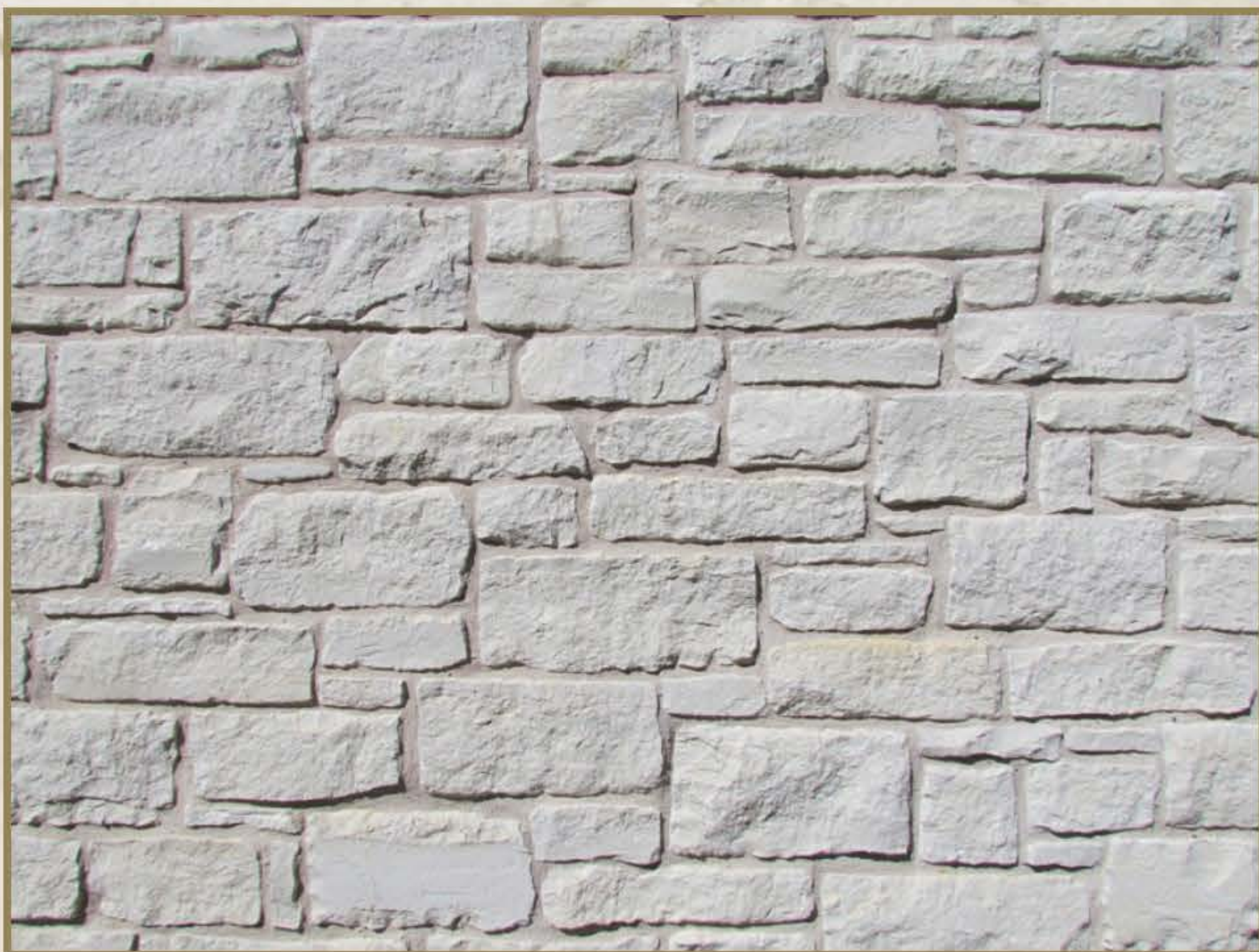
MENU

BACK



« Last

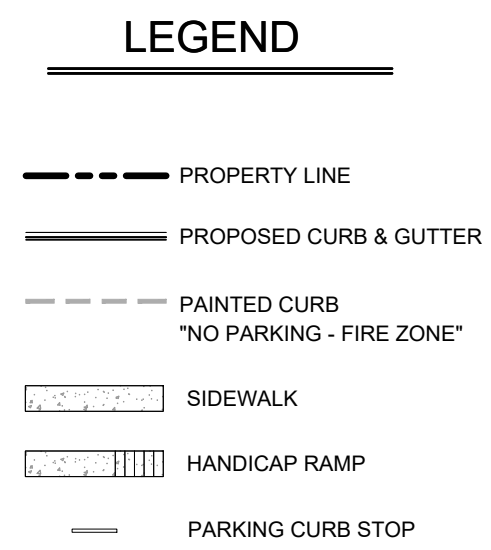
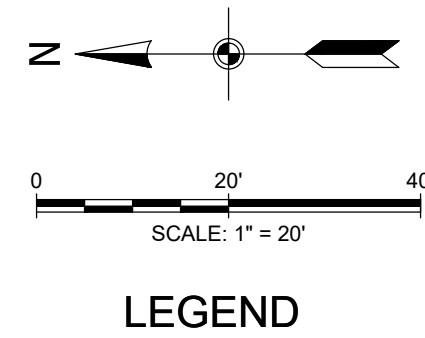
Next »



Austin White Tuscan Chop up close

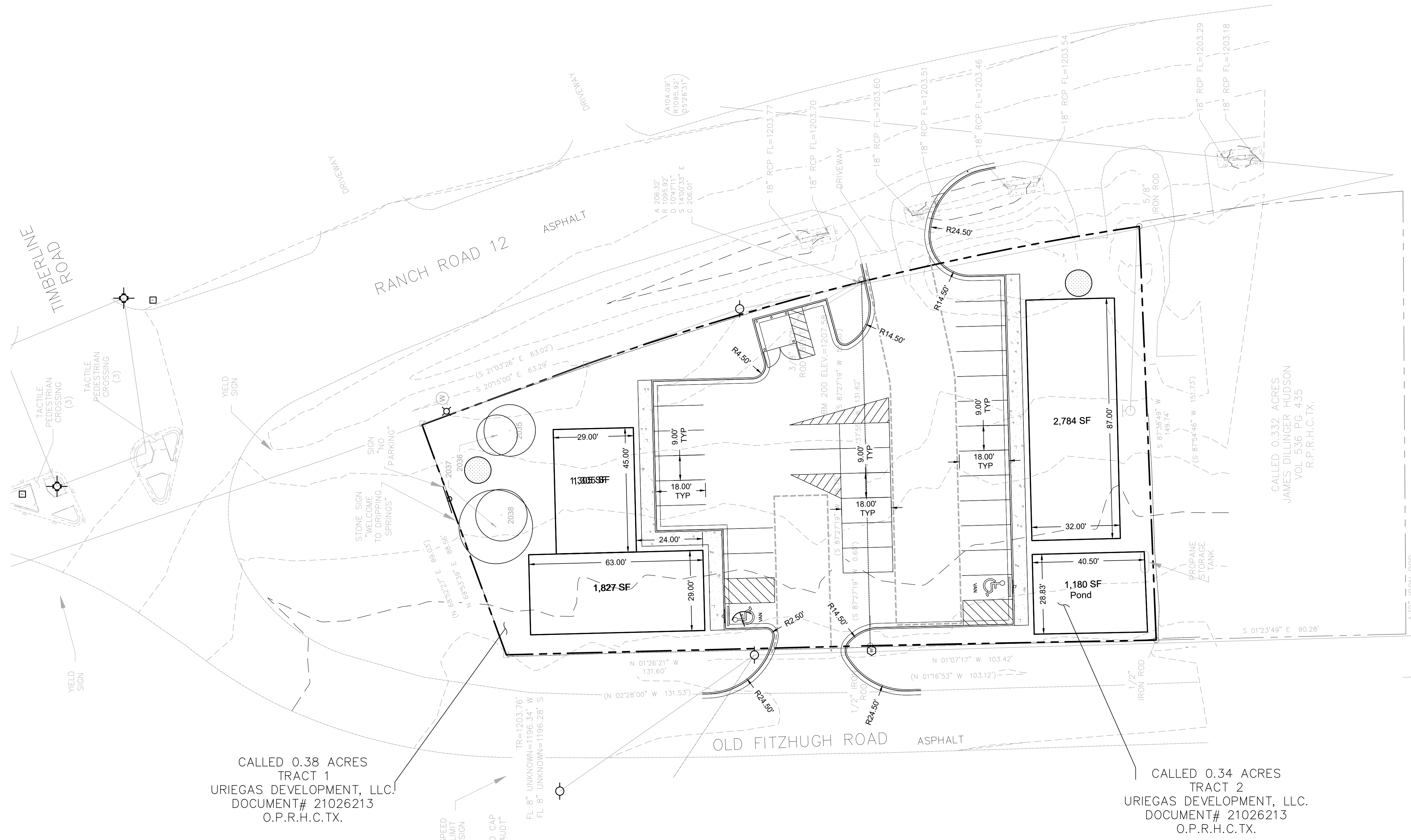
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DIMENSIONAL SITE PLAN NOTES

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



CALLED 0.38 ACRES
 TRACT 1
 URIEGAS DEVELOPMENT, LLC.
 DOCUMENT# 21026213
 O.P.R.H.C.TX.

CALLED 0.34 ACRES
 TRACT 2
 URIEGAS DEVELOPMENT, LLC.
 DOCUMENT# 21026213
 O.P.R.H.C.TX.

NO.	DATE	DESCRIPTION
1	10/11/2019	ISSUE 2. ADDENDUM #1

URIEGAS DENTAL - DRIPPING SPRINGS
 OLD FITZHUGH ROAD
 DRIPPING SPRINGS, TEXAS 78620

SITE PLAN

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES UNDER THE AUTHORITY OF ANDREW W. DODSON, P.E. 95647 ON May 11, 2022 IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.

Date: 5/11/2022
 Check by: AWD
 Drawn By: MBS
 Sheet No. ---- of 14
 Project No.



DRAWN BY: BDG

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

DATE: 10/10/2022

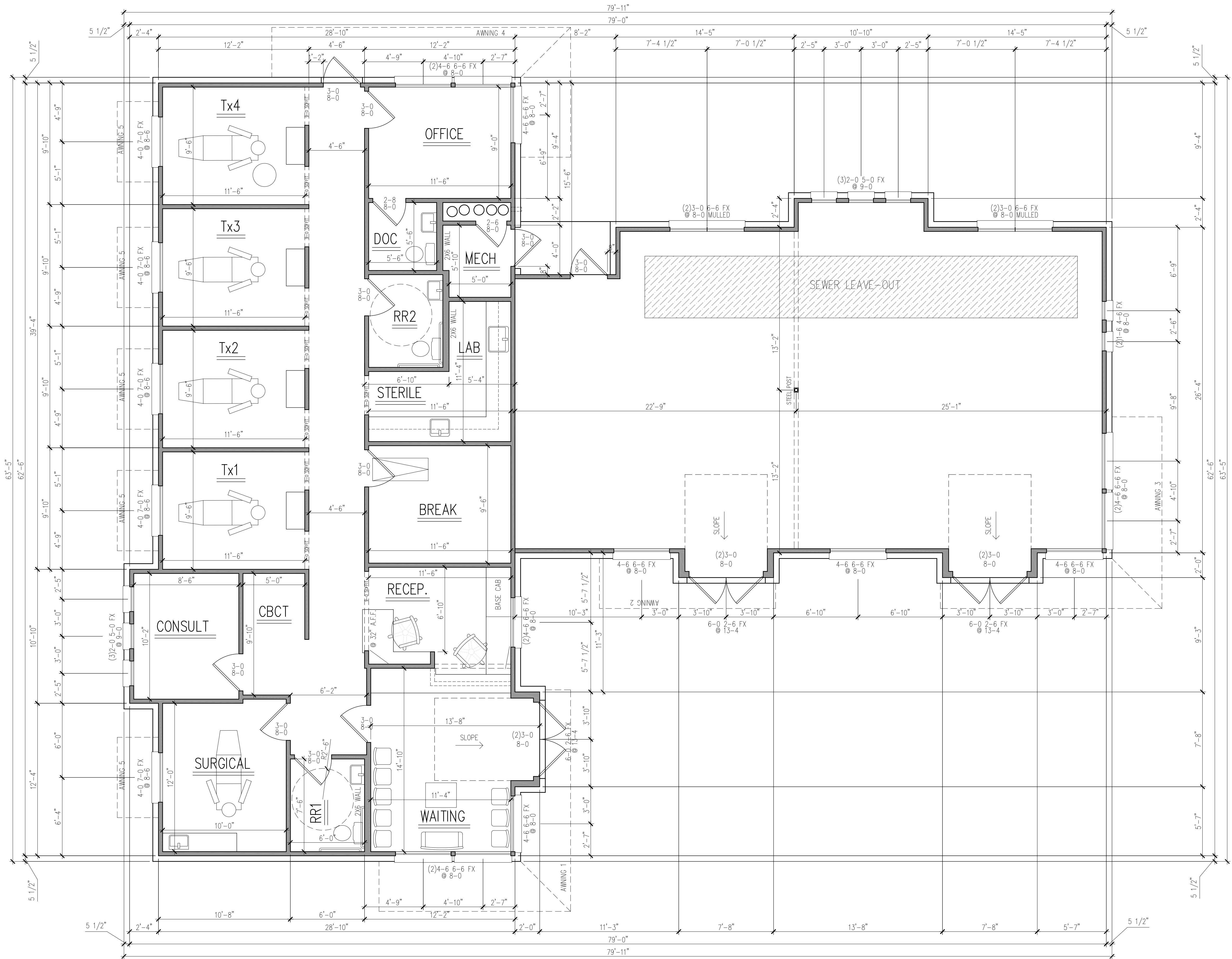
SUITE 101 / BUILDING 1 FLOOR PLAN

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



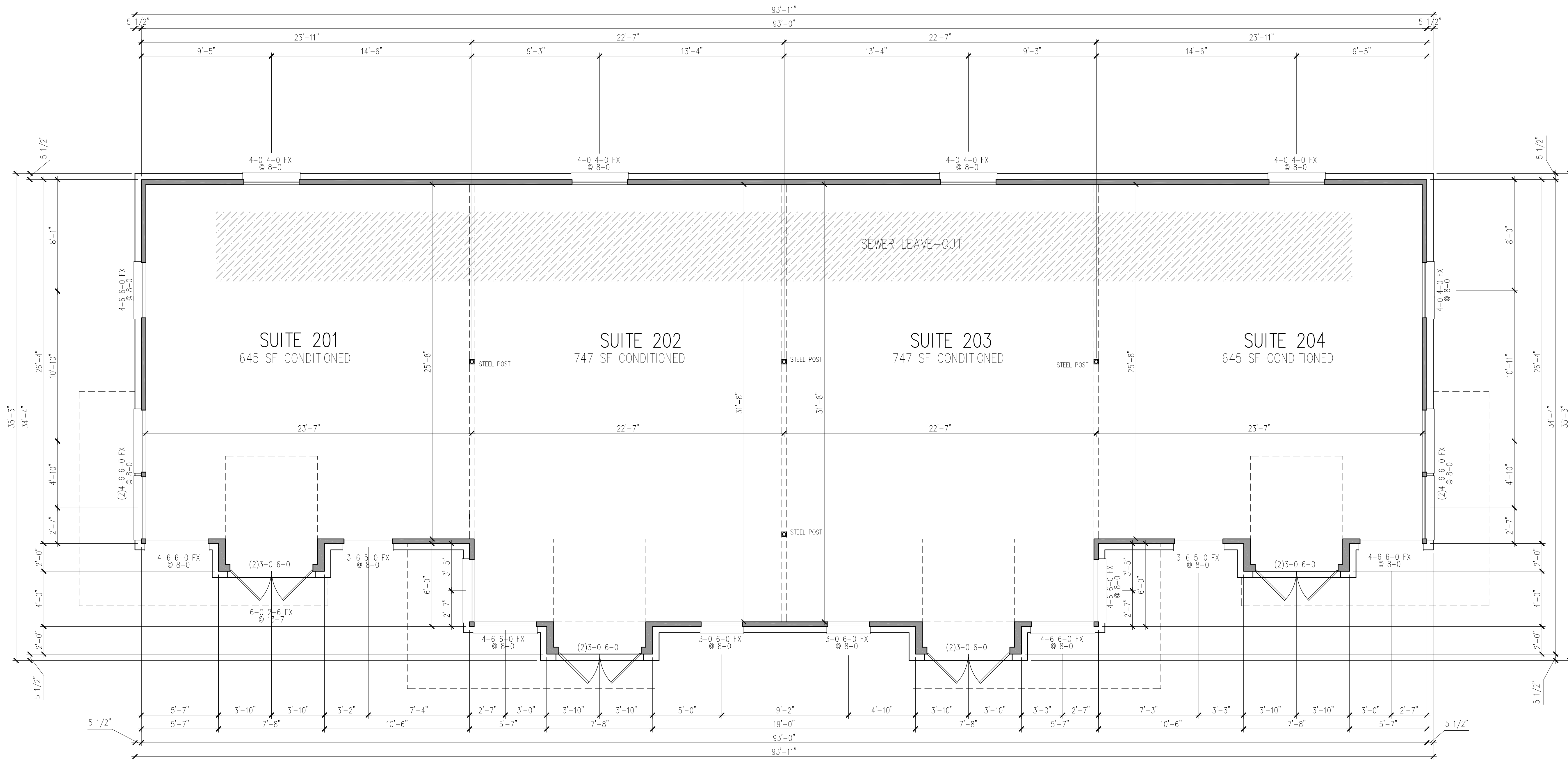
PLN-1

© 2022 BIRDSONG DESIGN GROUP, LLC



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

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



BUILDING 2 FLOOR PLAN
 SCALE: 1/4"=1'-0"
 2784 SF HEATED AND COOLED SPACE

DRAWN BY: BDG

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

DATE: 10/10/2022

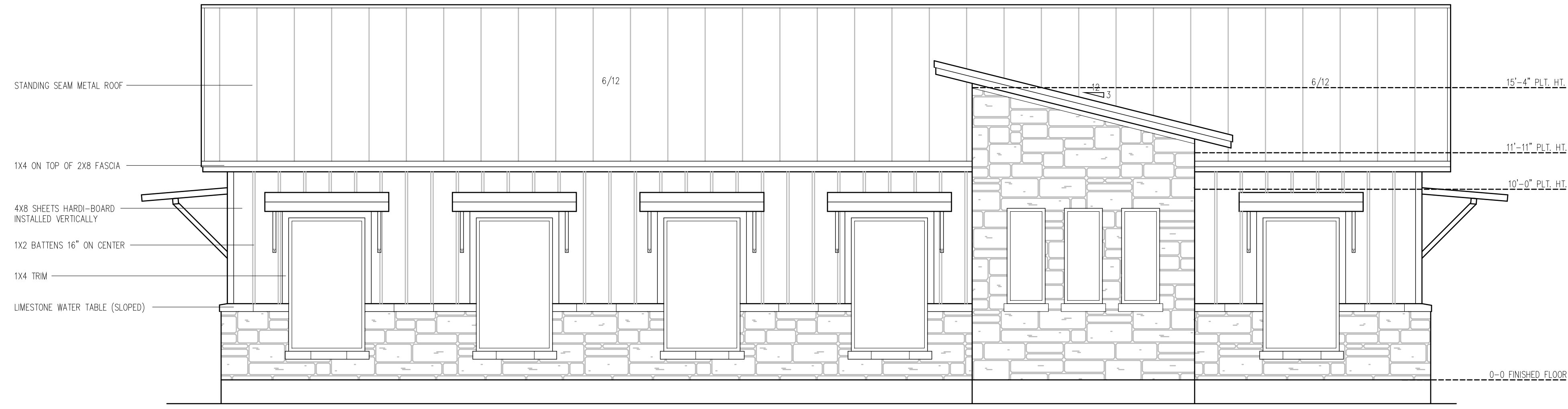
BUILDING 2 FLOOR PLAN

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



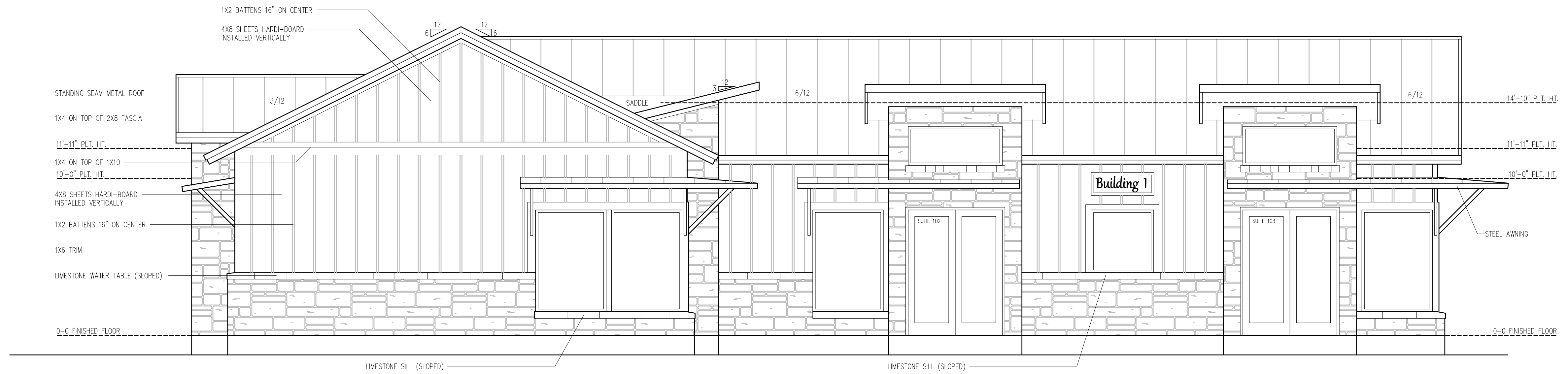
PLN-2

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BUILDING 1 LEFT ELEVATION (FACING WEST AND OLD FITZHUGH)

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



BUILDING 1 FRONT ELEVATION (FACING SOUTH AND PARKING LOT)

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

DRAWN BY: BDG

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

DATE: 10/10/2022

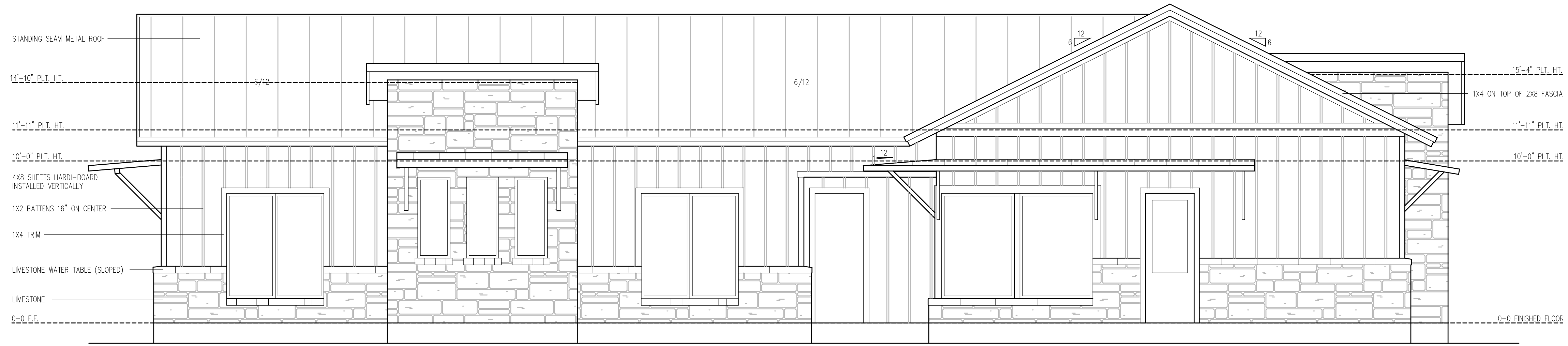
EXTERIOR ELEVATIONS - BUILDING 1

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



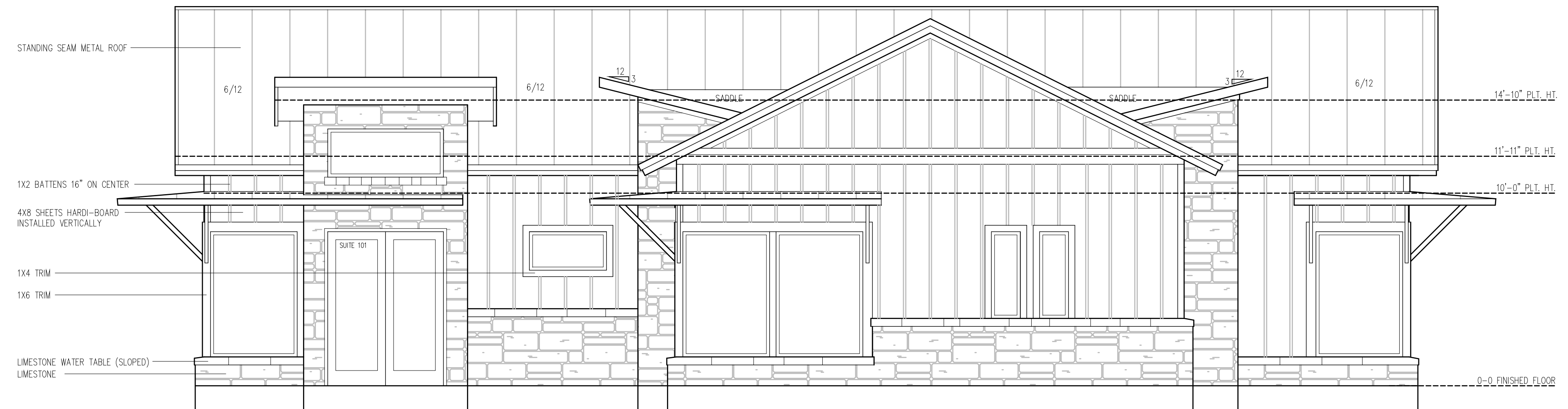
ELV-1

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BUILDING 1 REAR ELEVATION (FACING NORTH)

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



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

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

DRAWN BY: BDG

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

DATE: 10/10/2022

EXTERIOR ELEVATIONS - BUILDING 1

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



ELV-2

© 2022 BIRDSONG DESIGN GROUP, LLC

DRAWN BY: BDG

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

DATE: 10/10/2022

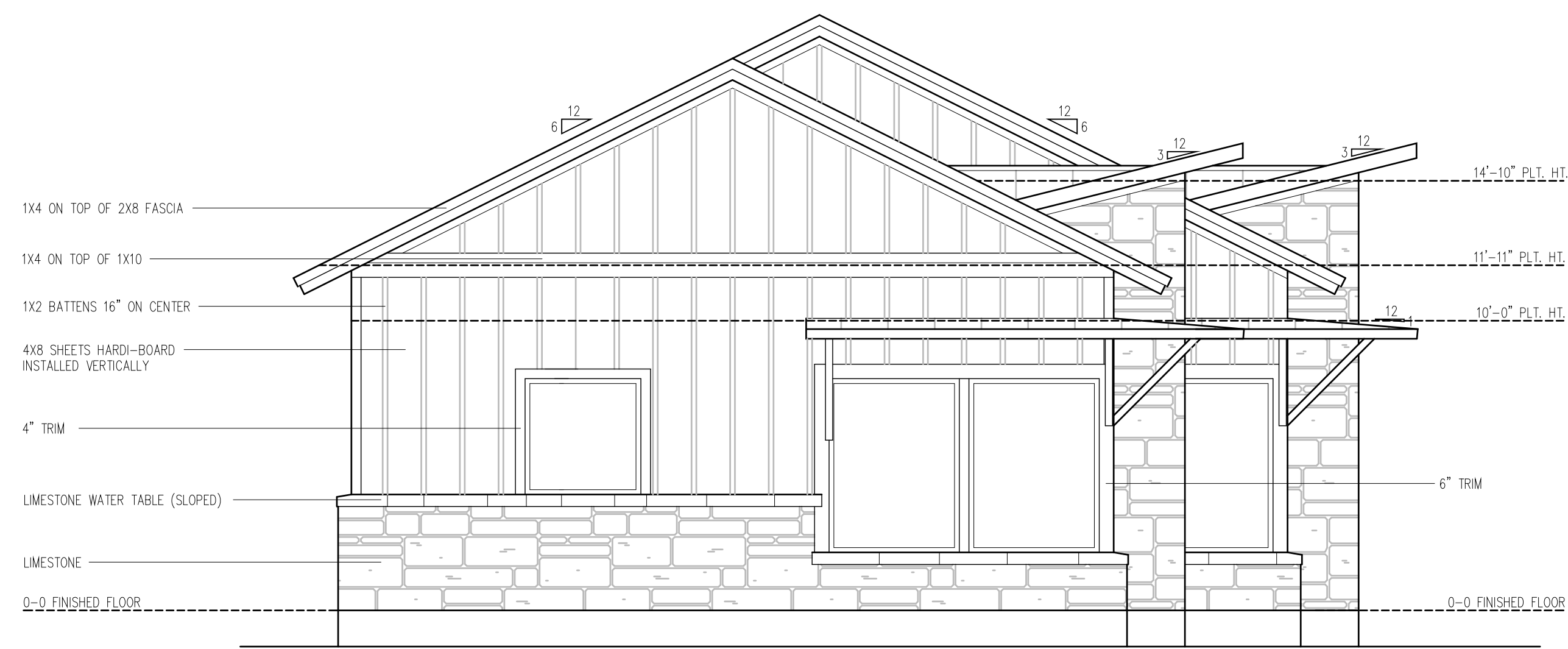
EXTERIOR ELEVATIONS - BUILDING 2

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



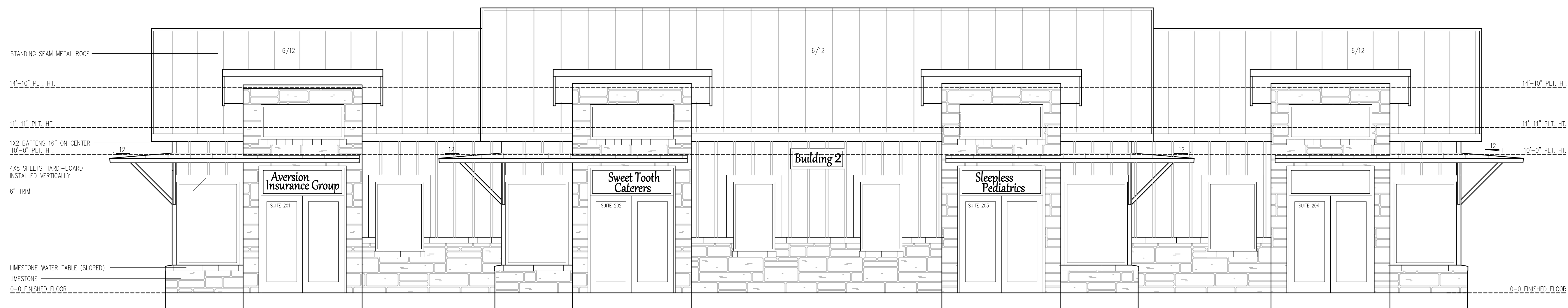
ELV-3

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

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



BUILDING 2 FRONT ELEVATION (FACING NORTH AND PARKING LOT)

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

DRAWN BY: BDG

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

DATE: 10/10/2022

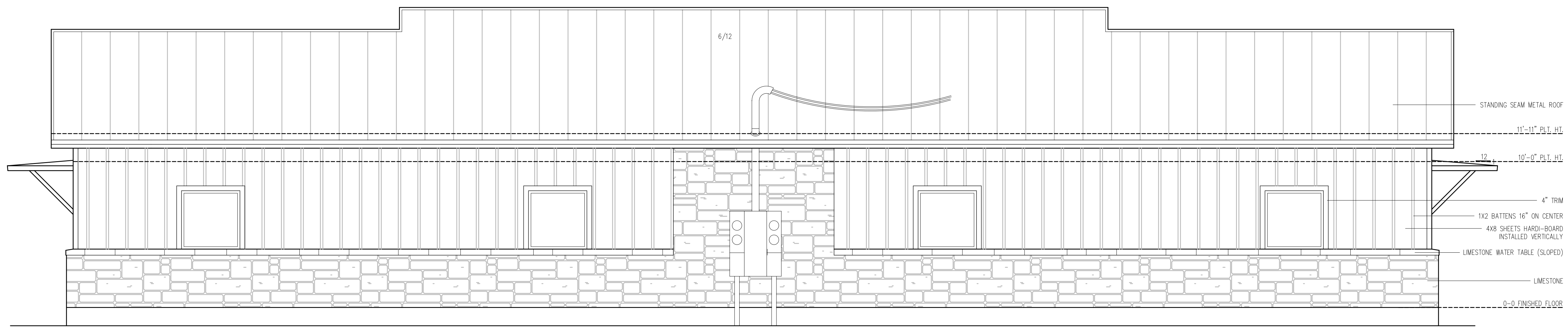
EXTERIOR ELEVATIONS - BUILDING 2

URIEGAS DENTISTRY - OLD FITZHUGH ROAD



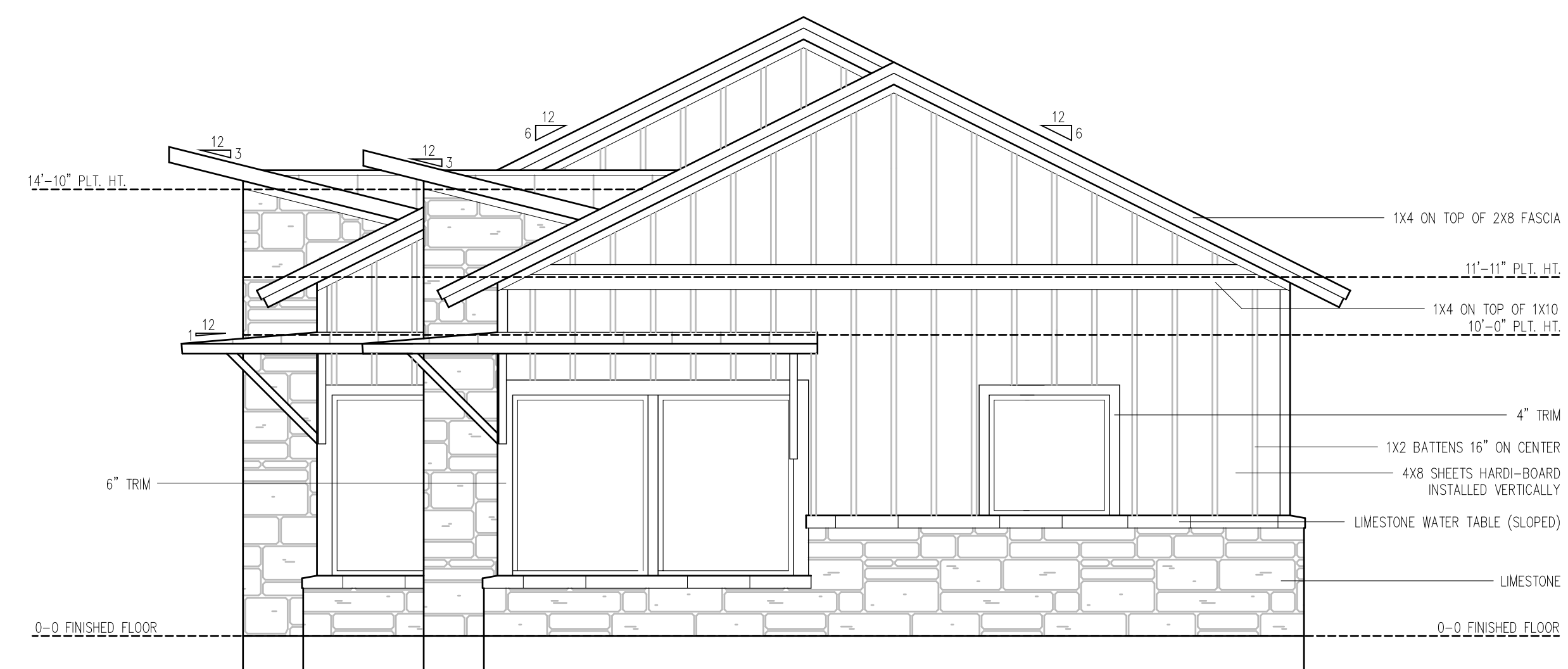
ELV-4

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BUILDING 2 REAR ELEVATION (FACING SOUTH)

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



BUILDING 2 RIGHT ELEVATION (FACING WEST AND OLD FITZHUGH)

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



DRIPPING SPRINGS
Texas

CERTIFICATE OF APPROPRIATENESS

Uriegas Dental

28495 RR 12 & 28491 RR 12

Dripping Springs, Texas 78620

For the proposed use of two new office buildings. One to be used as a dental office and the other as rental office space.

These improvements are found to be in compliance with the City of Dripping Springs Historic Preservation Standards and Design Guidelines for Dripping Springs Historic District and Landmark Properties.

Approved by the City of Dripping Springs Historic Preservation Commission
on the 3rd day of November 2022.

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

Michelle Fischer, Historic Preservation Officer

Date



DRIPPING SPRINGS Texas



City of Dripping Springs FY 2025-2026 Budget Important Dates & Deadlines

The attached Budget Calendar outlines the statutory dates and planning activities for City Staff, Boards, Commissions, Committees and City Council as they relate to the Budget Process for Fiscal Year 2026. Calendar activities in RED note deadlines for staff & City Council, and Public Notifications. The Finance Director will coordinate with City Administration, the City Attorney and City Secretary regarding all notices, ordinances and resolutions as adopted, to include filing the proper documents with County and State Entities. The City Council will hold the following meetings regarding the Tax Rate and Budget Adoption:

- June 03, 2025: Budget Workshop
- June 17, 2025: Budget Workshop
- July 01, 2025: Budget Workshop
- July 15, 2025: Budget Workshop
- August 05, 2025: Budget Workshop, Set Proposed Tax Rate, and Discussion
- August 19, 2025: Budget Workshop
- September 02, 2025: Budget Workshop, Public Hearings on Tax Rate and Budget, and Possible Adoption of the Budget*
- September 16, 2025: Adoption of Approved Budget and Tax Rate, and Ratification of Tax Rate**

**The Council may choose to either adopt the budget or postpone adoption to the following meeting on September 16, 2025.*

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

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

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

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



City of Dripping Springs
FY 2026 Tax Rate & Budget Adoption
Important Dates & Deadlines

Item 4.

March 4, 2025	City Council Approval of Budget Calendar and Presentation on Legislative Changes to the Budget Process
May 16, 2025	City Staff Department Budget Requests Due to Administration (includes individual staff member requests submitted to supervisors and IT related requests)
May 30, 2025	Board, Commission and Committee Budget Recommendations Due; City Staff Employee Pay Recommendations Due from Department Heads
June 3, 2025	City Council Budget Workshop
June 17, 2025	City Council Budget Workshop
June 27, 2025	Finance files Proposed Budget with City Secretary
July 1, 2025	City Council Budget Workshop
July 15, 2025	City Council Budget Workshop
August 5, 2025	City Council Budget Workshop, Set Proposed Tax Rate, and Discussion
August 14, 2025	Publication of Notice of Proposed Tax Rate, and Tax Rate and Budget Public Hearings (Submit for publication August 6, 2025)
August 14, 2025	Begin Continuous Notice of Proposed Tax Rate on City Website with Public Hearing Dates for Budget and Tax Rate Hearing, and Notice of Tax Rate
August 19, 2025	City Council Budget Workshop
September 2, 2025	City Council Budget Workshop – Public Hearings on Tax Rate and Budget (Must take action to either adopt or postpone adoption of the Budget to the September 16, 2025, City Council meeting)
September 16, 2025	City Council Meeting – Adoption of Budget, Ratification of the Tax Rate (if total property tax revenue is raised) and Adoption of the Tax Rate
September 17, 2025	Publication of Tax Rate and Budget on City Website, File Tax Rate and Budget with County and State Entities
September 25, 2025	Publication of Notice of Approved Tax Rate and Budget (Submit for publication on September 17, 2025)

March 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
3	4	5	6	7
	CC Meeting: Budget Presentation & Budget Calendar Approval		Historic Preservation Commission Budget Discussion	
10	11	12	13	14
TIRZ Board Budget Discussion Founders Day Commission Budget Discussion		DSRP Board Budget Discussion Parks & Recreation Commission Budget Discussion		**Staff obtain proper budget request forms from Finance Director
17	18	19	20	21
Founders Day Commission Budget Discussion				
24	25	26	27	28
Transportation Committee Budget Discussion Founders Day Commission Budget Discussion			Farmers Market Committee Discussion Emergency Management Committee Budget Discussion	Departmental IT budget requests due to City Administrator
31				

Budget Activities

- Finance provides necessary budget information and request forms to develop individual and department budget requests.
- Staff begins meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff department heads review IT related software and equipment requests with Administration, Finance & IT and determine any additional costs related to infrastructure. Requests due to Administration & Finance by March 28th.

***Dates may vary according to progress*

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

Budget Activities

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

May 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
			1	2
			Historic Preservation Commission Approve Recommendation	HOT Grant Applications Due
5	6	7	8	9
12	13	14	15	16
TIRZ Board Budget Approve Recommendation Founders Day Commission Discussion		DSRP Board Approve Recommendation	Farmers Market Committee Approve Recommendation Emergency Management Committee Approve Recommendation	City Staff Department Budget Requests Due (Includes individual staff requests)
19	20	21	22	23
Transportation Committee Approve Recommendation		Parks & Recreation Commission Approve Recommendation		
← City Administration Budget Development →				
26	27	28	29	30
← City Administration Budget Development →				Board, Commission, Committee, & Council Member Budget Recommendations Due

Budget Activities

- City Staff continues meeting with boards, commissions, committees, and council members to review and approve budget requests and recommendations.
- City Staff continues to develop individual and department budget requests and updates them with feedback provided by Administration & Finance. Staff/Departmental requests due by May 16th.
- Administration, Finance & IT work with vendors and staff on options and costs for IT related expenses.
- Administration & Finance draft proposed budget and review with staff and council members as necessary.
- All board, commission, committee, and council member recommendations due to Administration & Finance by May 30th.

June 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	2	3	4	5
	CC Meeting: Budget Workshop			HOT Grant Program Recommendation Due
← Budget Review w/Mayor →				
9	10	11	12	13
Founders Day Commission Approve Recommendation				
← Budget Review w/Mayor →				
16	17	18	19	20
	CC Meeting: Budget Workshop			
← Budget Review w/Mayor →				
23	24	25	26	27
				Proposed Budget Filed with City Secretary & Post to Website
30				

Budget Activities

- Administration & Finance begin budget review with the Mayor.
- City Council holds 1st budget workshop to review and discuss proposed budget on June 2nd.
 - Review of Budget Process – Review of Assumptions
- City Council holds 2nd budget workshop to review and discuss proposed budget on June 17th.
 - Review of General, Agriculture, Landscaping, Sidewalk, & PEG Funds
- Finance files proposed budget with City Secretary on June 27th.
- City Secretary posts proposed budget on city website and copy given to reception for public inspection.

July 2025

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
	CC Meeting: Budget Workshop			
7	8	9	10	11
14	15	16	17	18
	CC Meeting: Budget Workshop			
21	22	23	24	25
				Certified Tax Rolls Due
28	29	30	31	

Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 3rd Budget Workshop on July 1st.
 - Review of Utilities, Impact Fees & TWDB project.
- City Council holds 4th Budget Workshop on July 15th.
 - Review of Parks (General Fund), DSRP, Parkland Dedication & Development & HOT

August 2025

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

Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 5th Budget Workshop on August 5th.
 - Review of outstanding or requested items.
- Council sets Proposed Tax Rate on August 5th.
- City Secretary submits notice to News-Dispatch regarding Public Hearing dates for proposed Tax Rate and Budget on August 6th for publication on August 14th.
- City Secretary & Communications begin continuous notification of public hearing on city website on August 14th.
- City Council holds 6th Budget Workshop on August 19th.
 - Review of outstanding or requested items.

September 2025

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

Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds 7th Budget Workshop on September 1st.
- Council holds public hearings for Proposed Tax Rate & Budget on September 1st.
- City Council adopts Budget and Tax Rate on September 16th.
- Finance Director prepares Approved Budget for Fiscal Year 2026 with prescribed cover page.
- City Secretary submits notice to News-Dispatch regarding Approved Tax Rate and Budget on September 17th for publication on September 25th.
- City Secretary files Approved Tax Rate and Budget with Hays County and State Entities.