



## Historic Preservation Commission Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Thursday, August 07, 2025, at 4:00 PM*

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## 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  
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. Discuss and consider approval of the June 5, 2025 Historic Preservation Commission regular meeting minutes.**

## BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of approval of COA 2025-005, an amended Certificate of Appropriateness for the construction of a new building housing a postal facility and coffee shop and associated outdoor improvements located at 28485 Ranch Road 12 in the Old Fitzhugh Road Historic District. Applicant: Rena and Alex Gabrielides**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. COA 2025-005
- 3. Update on the Mercer Street Paseo Project near the downtown restrooms. Keenan Smith, TIRZ Project Manager**

## 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.*

- 4. Consultation with Attorney regarding legal issues related to code violations within the Hays Street Historic District.. Consultation with Attorney, 551.071**

## UPCOMING MEETINGS

### **Historic Preservation Commission Meetings**

September 4, 2025, at 4:00 p.m.

October 2, 2025, at 4:00 p.m.

November 6, 2025, at 4:00 p.m.

### **City Council Meetings**

August 19, 2025, at 6:00 p.m.

September 2, 2025, at 6 p.m.

September 16, 2025, at 6 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on July 30, 202 at 5:30 PM.*

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*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## Historic Preservation Commission Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Thursday, June 05, 2025, at 4:00 PM*

# 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  
 Ashley Bobel, Vice Chair  
 Delbert Bassett  
 Steve Mallett  
 Richard Moore  
 Gwyn Sommerfeld

### **Commission Members Absent**

Haley Hunt

### **Staff, Consultants, & Appointed/Elected Officials**

City Administrator Michelle Fischer  
 Deputy City Attorney Aniz Alani  
 City Secretary Diana Boone  
 Planning Director Tory Carpenter  
 Ellis Mumford-Russell Post Oak Preservation Solutions Consultant

## 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.*



Pam Weinhammer introduced herself and mentioned that she had applied to be on the commission.

## MINUTES

1. **Consider approval of the April 3, 2025 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Bobel and seconded by Commissioner Mallett, to approve the April 3, 2025 meeting minutes. The motion to approve carried unanimously 6 to 0.

## BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of COA2025-003, a Certificate of Appropriateness for the adaptive reuse and rehabilitation of the existing building, and the construction of parking spaces, a concrete driveway and accessible pathways to building entrances, a porch, and a wood deck at 215 Old Fitzhugh Rd, Tract 1 in the Old Fitzhugh Road Historic District. Applicant: Carole Crumley**

- a. Presentation

Applicant Carole Crumley presented and remained in the audience to answer questions.

- b. Staff Report

Ellis Mumford-Russell with Post Oak Preservation Solutions presented and recommended approval with the condition that signage be approved by the City via Sign Permit application.

- c. Public Hearing

No one spoke during the Public Hearing.

- d. COA2025-003

A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve the Certificate of Appropriateness with staff recommendations. The motion to approve carried unanimously 6 to 0.

3. **Presentation of findings for the Mercer Street and Hays Street Historic District Resurvey. Ellis Mumford-Russell, Post Oak Preservation Solutions.**

This report was presented by Ellis Mumford-Russell with Post Oak Preservation Solutions. No action was taken.

4. **Public hearing, discussion, and possible action regarding the Historic Preservation Commission's Fiscal Year 2026 Budget Recommendation**

A motion was made by Commissioner Bobel and seconded by Commissioner Mallett, to approve the Historic Preservation Commission's FY 2026 Budget as presented. The motion

to approve carried unanimously 6 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.*

No Closed Session was held.

## **ADJOURN**

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

The meeting adjourned at 4:42 p.m.



## HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **July 21, 2025**

Project: **28485 Ranch Road 12, Dripping Springs, TX 78620**

Applicant: **Alex Gabrielides & Rena Gabrielides**

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

Base Zoning: **CS**

Proposed Use: **Commercial (coffee shop and postal facility)**

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

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

### Project Type & Description:

**New Construction of 2950 SF Postal Facility and Coffee Shop, and parking on site.**

**The applicant intends to construct a new Postal Facility and coffee shop with outdoor dining.**

**This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting.**

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

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

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### **Staff Recommendations / Conditions of Approval:**

The submitted renderings and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District. Staff recommends approval of the COA with conditions.

#### **Conditions of approval:**

- a. The COA approval includes the revised building elevations, colors and site plan; it does not include the ice and vending machine structure shown in the plans. The applicant will be required to file a separate COA application for the ice and vending machine structure in the future.

### **Case History / Findings of Fact:**

The lot at 28485 Ranch Road 12 is currently vacant. The applicant has requested a Certificate of Appropriateness to construct a new building housing a postal facility and coffee shop, as well as a parking lot. This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting.

\* \* \*

### **CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

#### **Historic Resource Background /Survey Information:**

##### **28485 Ranch Road 12**

**Historic District Contribution Status:** “Non-Contributing.”

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

#### **Project Overview: 28485 Ranch Road 12**

The applicant is requesting approval to construct a new building and to add parking on site.

This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting. The revisions to the scope are as follows:

- Setting the building back further from Ranch Road 12, while still leaving an appropriate setback along the Old Fitzhugh Road elevation.
- Shifting the parking lot configuration slightly so that parking spaces are at the south end of the lot rather than the north end,
- Creating an 8’-0” concrete walkway along Old Fitzhugh Road, as requested and approved by the City of Dripping Springs.

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- Switching the location of 1 window and 1 door along the south elevation for better programming.
- Revising the size/number of windows on the center and east sides of the south (front) elevation, the north (rear) elevation, and the west (left) elevation.
- Change in building height.
- Change in color of exterior materials (materials themselves remain the same).

These changes reflect a refinement in building programming and meet the Nonresidential Construction Standards and Exterior Design Standards for new construction.

\* \* \*

### **Design Standards Consistency: “Old Fitzhugh Road Design and Development Standards”**

**Character/Vision:** “Historic Small Farmsteads; Eclectic Revitalization - new/old; Adaptive Re-Use / Appropriate Rehab Mixed Use” - The proposed design is compatible with the eclectic character of OFR.

**Design Principles:** “Protect Historic Farmstead Scale & Character; Promote Rustic Look/Feel” - The new building complements scale and character of the adjacent properties and will create a gathering space along OFR.

**Preferred Uses:** “Residential/Commercial” - This project fronts both OFR and Ranch Road 12. The primary façade facing OFR had a residential character similar to the surrounding buildings.

**Site Planning & Building Placement:** The building is set back from OFR, in keeping with the existing character of the neighborhood.

**Parking Arrangement:** “Onsite Lots @ Rear of Property” - The parking will be situated to the south of the building and spans the length of the lot, however, this configuration allows the building to have a generous setback along OFR.

**Building Footprint / Massing / Scale:** The new, one-story building is 2935 sf, broken up into three distinct masses.

**Street Frontage / Articulation:** “45’ max, 60’ max at RR 12;” - The building is 35’-0” wide.

**Porches:** Front porch / awnings @ Entrances - min. 50% of frontage” - The porch fronting OFR spans 31’-0”.

**Roofs:** “Sloped metal roofs” – The building will have a sloped metal roof.

**Materials:** “Wood porch structures and trim” – The building will have painted Hardie plank siding and stained wood trim.

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

**Tree Preservation:** “Replace trees over 8ft; Preserve heritage trees over 24ft” – there are no heritage trees on the property. A few trees border the property along OFR, but they are smaller than. 8ft.

**Landscape Features:** N/A

**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

- (a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
Project is guided by applicable Historic Preservation Standards and Design Guidelines.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (b) **MINIMAL ALTERATION:**  
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**  
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**  
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**  
Cumulative changes with acquired and contributing significance are recognized and respected.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**  
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable

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- (g) **DETERIORATED ARCHITECTURAL FEATURES:**  
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**  
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**  
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**  
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**  
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**  
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.  
☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**  
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.  
☒ Compliant ☐ Non-Compliant ☐ Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)****(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Not Eligible”**

Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

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

\* \* \*

Please contact [alison@postoakpreservation.com](mailto:alison@postoakpreservation.com) if you have any questions regarding this review.

Reviewed By: Alison Dunleavy, Post Oak Preservation Solutions

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**28485 Ranch Road 12: “Current Condition, view from RR 12”.** Images from Google Maps, 2023.



**28485 Ranch Road 12: “Current Condition, view from OFR”.** Images from Google Maps, 2023.

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## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

### CERTIFICATE OF APPROPRIATENESS APPLICATION

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

☐ Individual Landmark (Not in an Historic District)

#### CONTACT INFORMATION

APPLICANT NAME: ALEX OR NENA GABMELIDES

STREET ADDRESS: 125 STONEY POINT ROAD, AUSTIN, TX 78737

PHONE: 737-326-1999 EMAIL: GABMELIDES NENA@GMAIL.COM

PROPERTY OWNER NAME (if different than Applicant): \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

#### PROJECT INFORMATION

Address of Property (Structure/Site Location): 28485 MARCHE ROAD 12

Zoning Classification of Property: CS

Description of Proposed Use of Property/ Proposed Work: COFFEE SHOP AND POSTAL FACILITY

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of

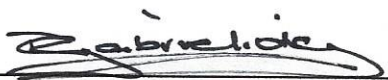
Structure/Site and the Applicable Zoning Requirements: NEW CONSTRUCTION OF A 2950 SF WOOD-FRAMED BUILDING TO HOUSE A POSTAL FACILITY AND COFFEE SHOP TO BE OWNED, BUILT AND RUN TO MAINTAIN THE "WIMBY POP" NATURE OF OFR DISTRICT. NEW BUILDING TO HAVE THE SAME ARCHITECTURAL SCALE AND CHARACTER OF OFR BUILDINGS

Estimated Cost of Proposed Work: \$900K TO \$1.3 MILLION

Intended Start Date of Work: CURRENTLY UNDERWAY Intended Completion Date of Work: 03/01/26

**CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST**

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color chips of the colors which will be used on the structure <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach <i>(if applicable)</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information <i>(as applicable)</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed

  
 SIGNATURE OF APPLICANT

07/07/2025  
 Date

  
 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

07/07/2025  
 Date



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

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process: ☐ Yes ☐ No

Action Taken by Historic Preservation Officer: ☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF HISTORIC PRESERVATION OFFICER

\_\_\_\_\_  
DATE

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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

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

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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

Date Appeal Considered by City Council (if required): \_\_\_\_\_

☐ Approved ☐ Denied

☐ Approved with the following Modifications: \_\_\_\_\_

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

**A New OFR Project for**

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# **Rena & Alex Gabrielides**

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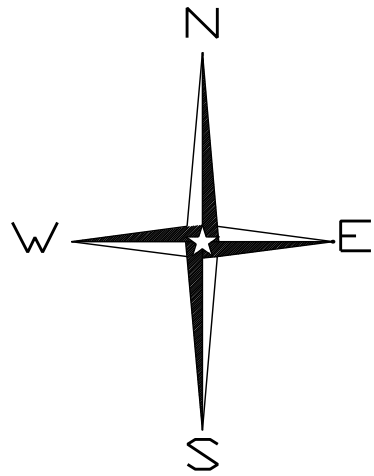
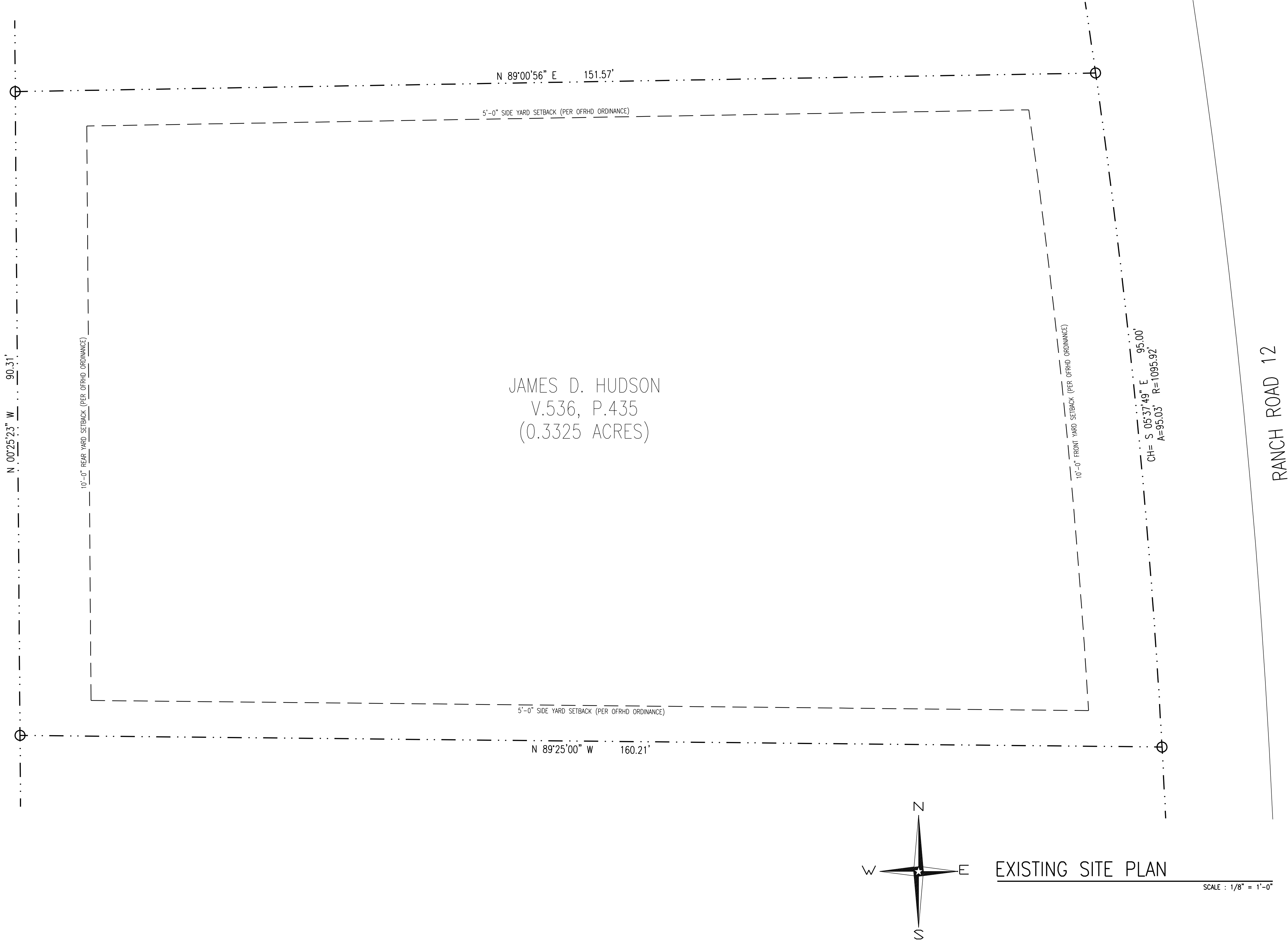
**28485 Ranch Road 12  
Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620**

***Herron Design Studio***

**a r c h i t e c t u r e**

101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

OLD FITZHUGH ROAD



EXISTING SITE PLAN

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

*Herron Design Studio*  
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A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620

REVISIONS

GAB2406  
JULY 07, 2025  
**A1**





VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER



VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER



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REVISIONS

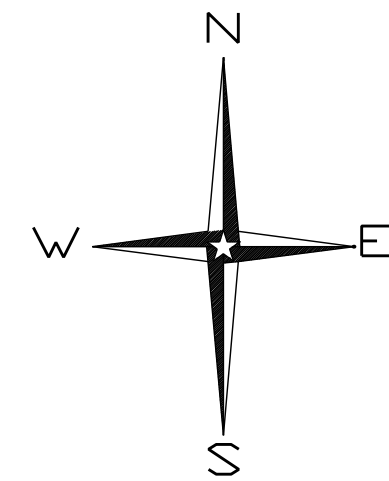
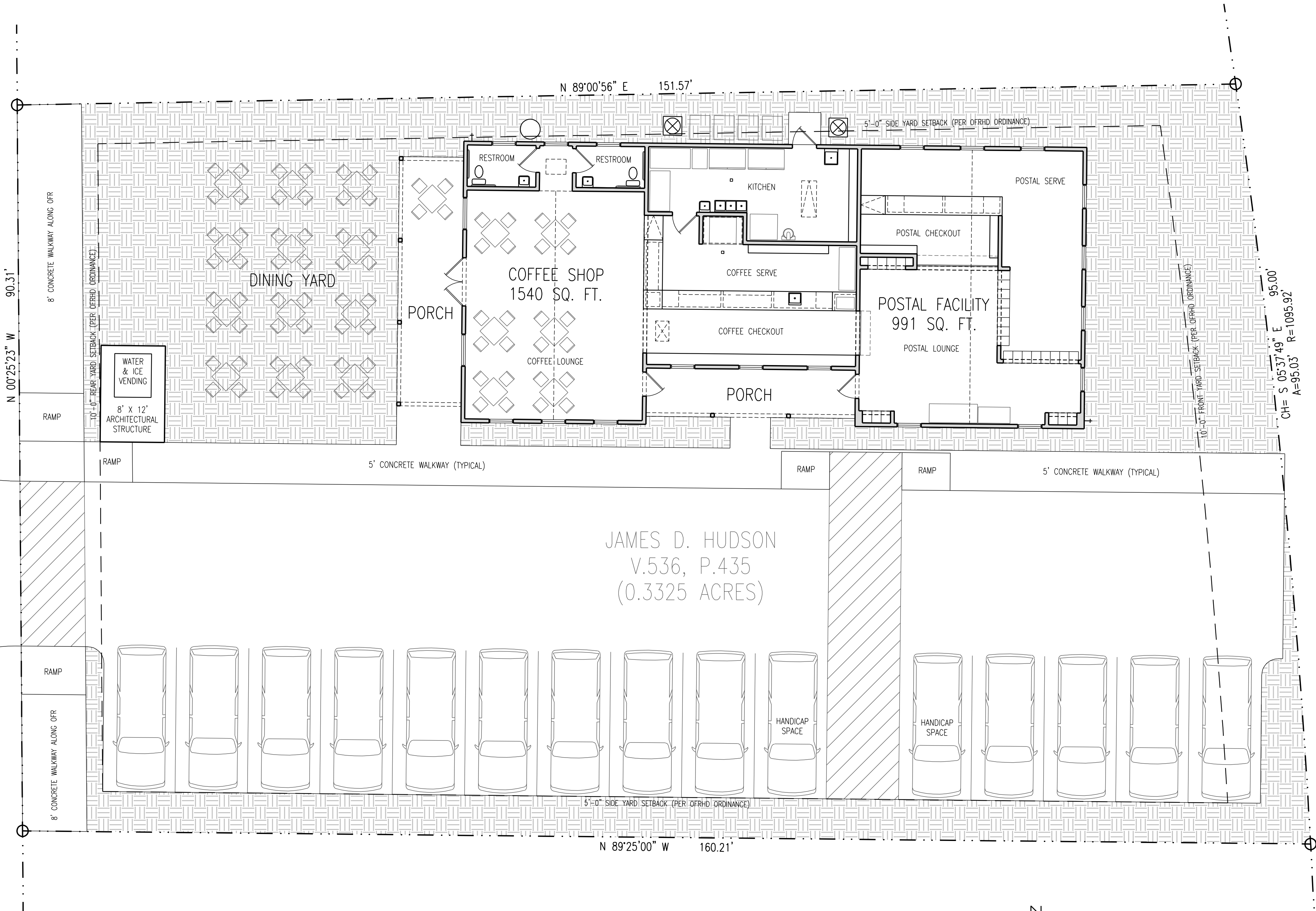
GAB2406

JULY 07, 2025

A2



OLD FITZHUGH ROAD



PROPOSED SITE PLAN

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

APPLICABLE BUILDING CODES & ORDINANCES	
ALL CONSTRUCTION SHALL BE COVERED BY THE ADOPTED SET OF BUILDING CODES AS LISTED BELOW AND ANY LOCAL AMENDMENTS FOUND IN DRIPPING SPRINGS' TECHNICAL AND CONSTRUCTION STANDARDS AS LISTED IN THE CODES & STANDARDS ARTICLE OF THE CITY CODE OF ORDINANCES	
2018 INTERNATIONAL BUILDING CODE (IBC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL FUEL GAS CODE (IFGC)	
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2018 INTERNATIONAL FIRE CODE (IFC)	
2023 NATIONAL ELECTRIC CODE (NEC)	
2012 TEXAS ACCESSIBILITY STANDARDS (TAS)	

IMPERVIOUS COVER	
LOT AREA	14,474 SQ. FT.
NEW STRUCTURE AREA	2,951 SQ. FT.
PARKING AND WALKWAYS AREA	7,274 SQ. FT.
TOTAL IMPERVIOUS COVER AREA	10,225 SQ. FT.
PERCENTAGE IMPERVIOUS COVER	70.64 %

Herron Design Studio

architecture

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A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620

REVISIONS

GAB2406
JULY 07, 2025
A3



SQUARE FOOTAGES	
POSTAL HEATED AREA	991 SQ. FT.
COFFEE SHOP HEATED AREA	1540 SQ. FT.
TOTAL HEATED AREA	2531 SQ. FT.
ENTRY PORCH COVERED AREA	156 SQ. FT.
OFR SIDE PORCH COVERED AREA	248 SQ. FT.
TOTAL COVERED AREA	2935 SQ. FT.

A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
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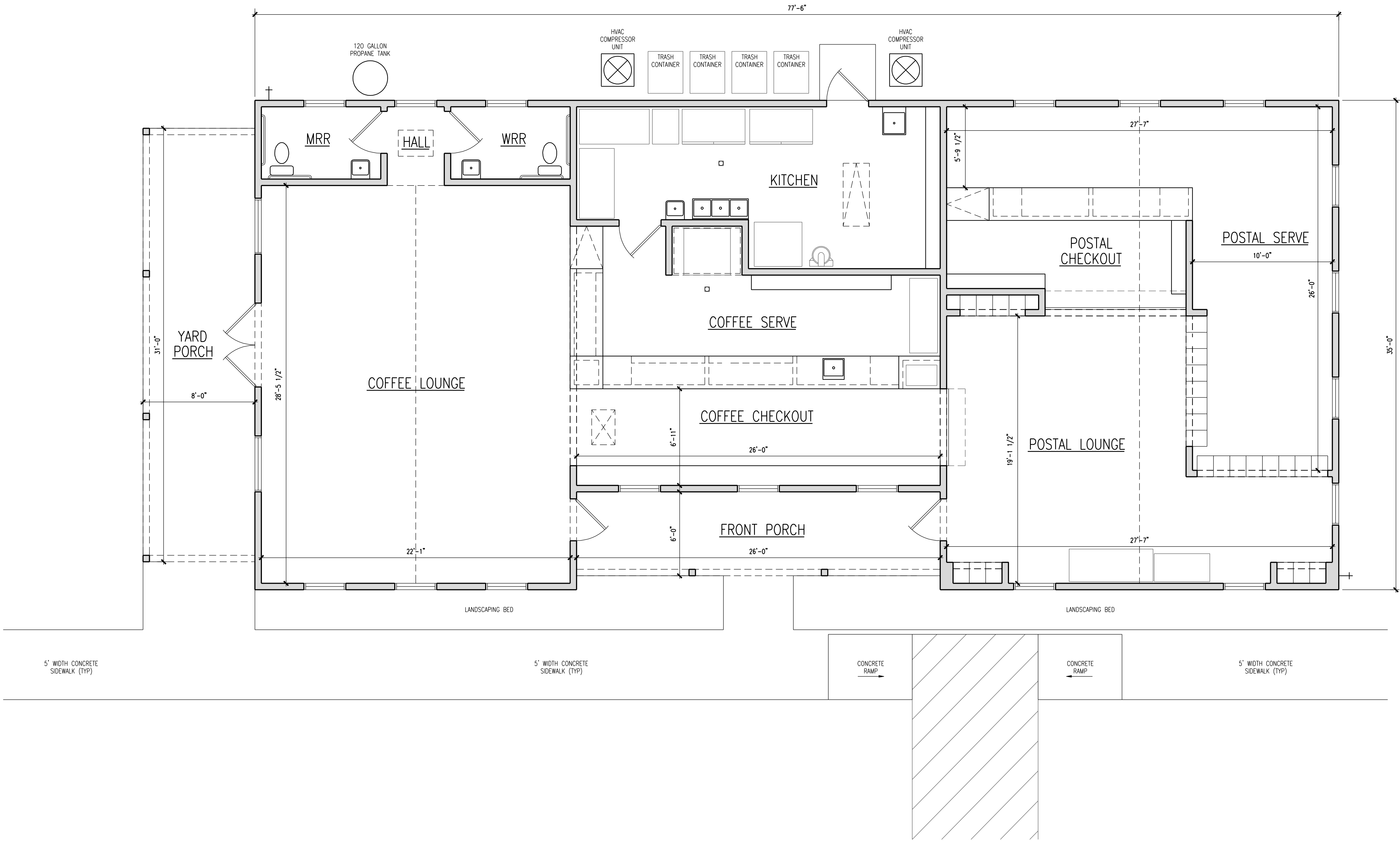


Hannon Design Studio  
a r c h i t e c t u r e  
101 Hays Street, Suite 409  
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REVISIONS

GAB2406  
JULY 07, 2025

A4



FLOOR PLAN

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

A New OFR Project for Rena & Alex Gabrielides  
28485 Ranch Road 12, Old Fitzhugh Road Historic District  
Dripping Springs, Texas 78620



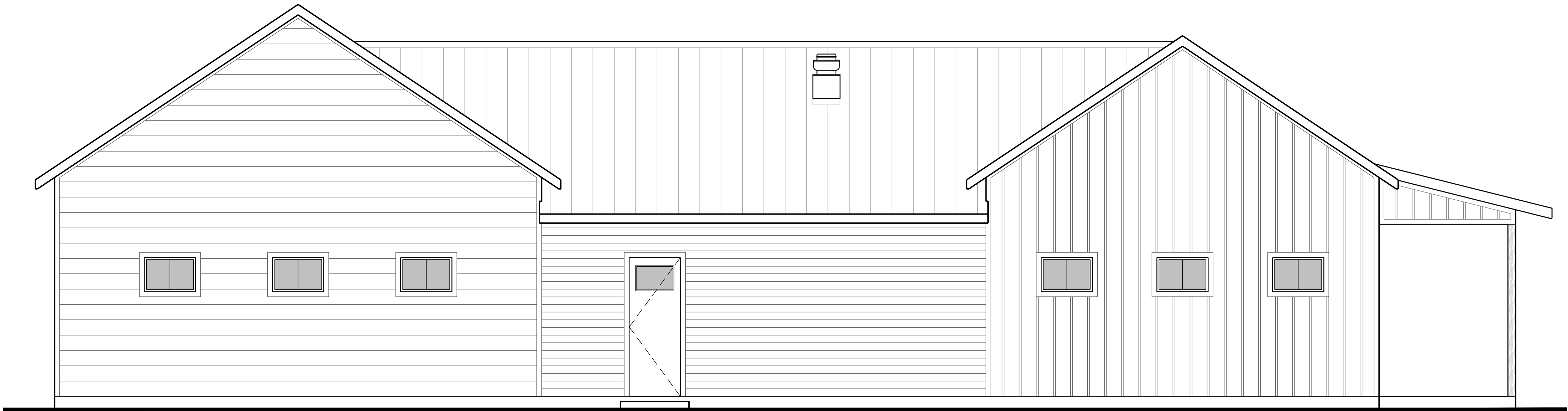
*Hannon Design Studio*  
a r c h i t e c t u r e  
101 Hays Street, Suite 409  
Dripping Springs, Texas 78620  
512.858.9889

REVISIONS

GAB2406

JULY 07, 2025

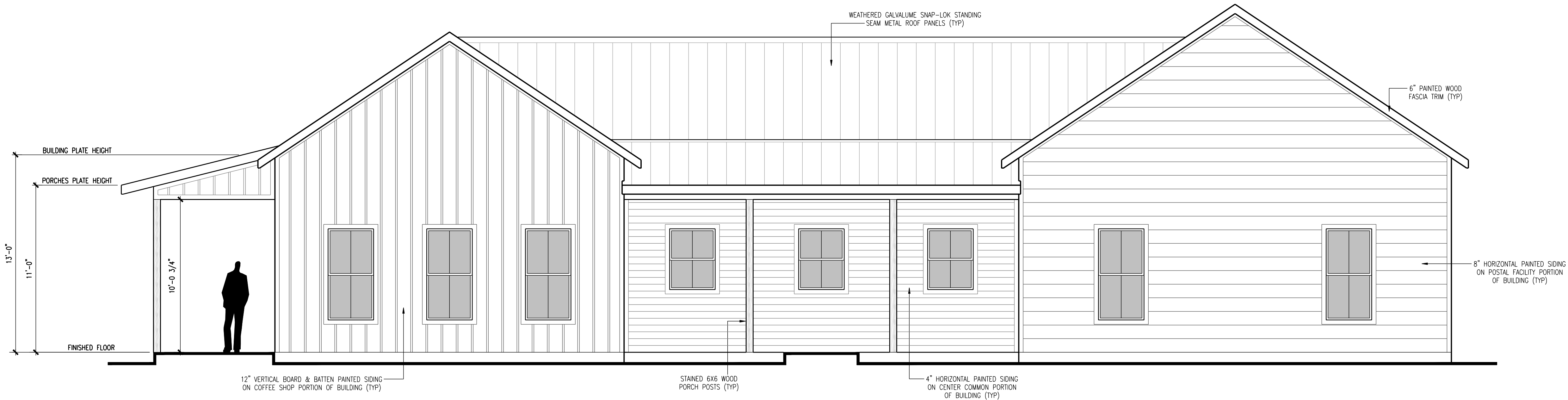
A5



REAR ELEVATION

FACING NORTH

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



FRONT ELEVATION

FACING SOUTH TO PARKING AREA

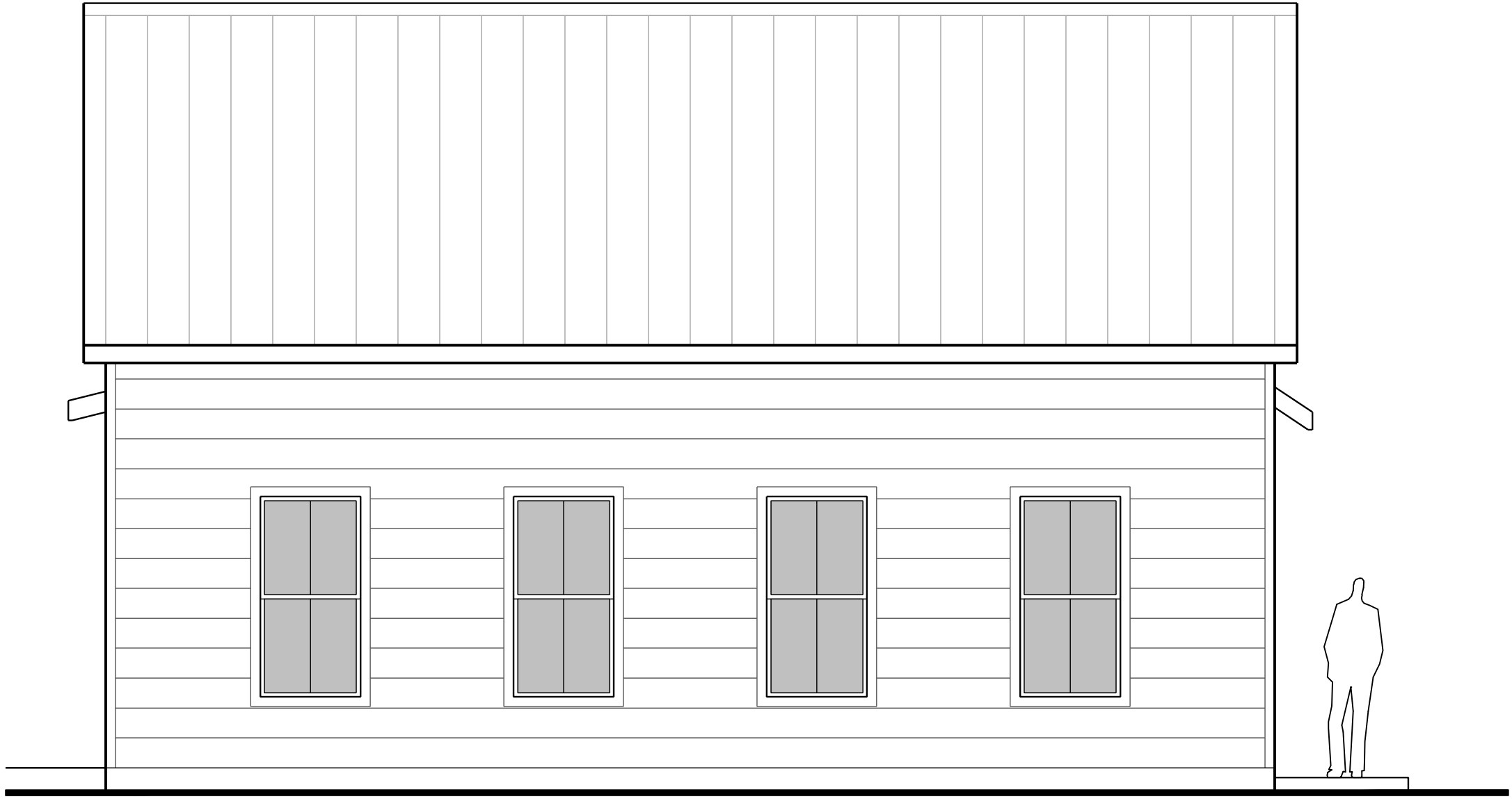
SCALE : 1/4" = 1'-0"



LEFT ELEVATION

FACING WEST TO OLD FITZHUGH ROAD

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



RIGHT ELEVATION

FACING EAST TO RANCH ROAD 12

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



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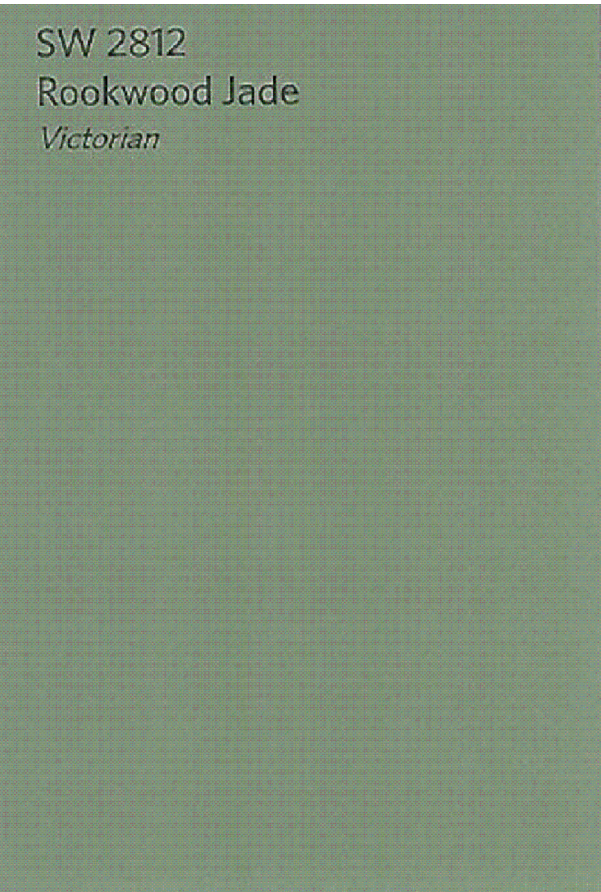
REVISIONS

GAB2406

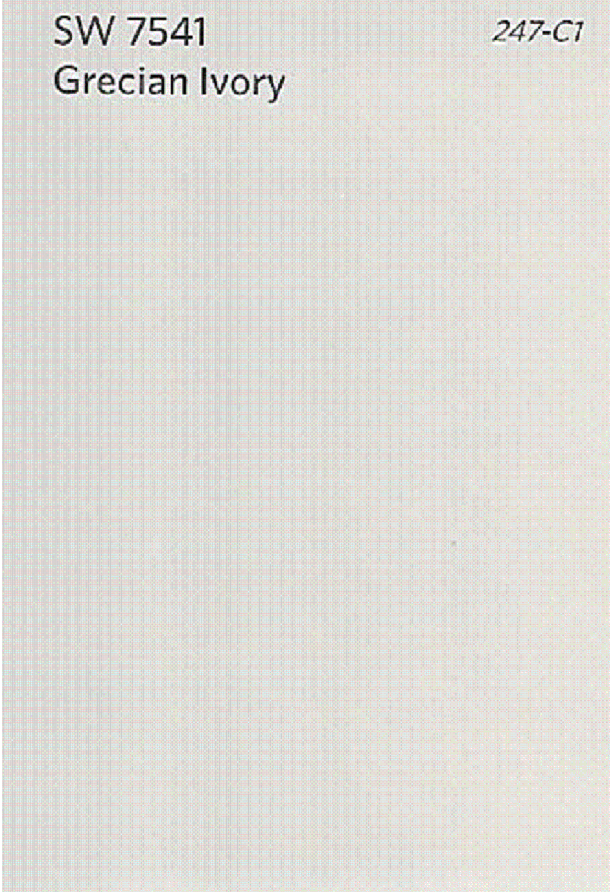
JULY 07, 2025

A6

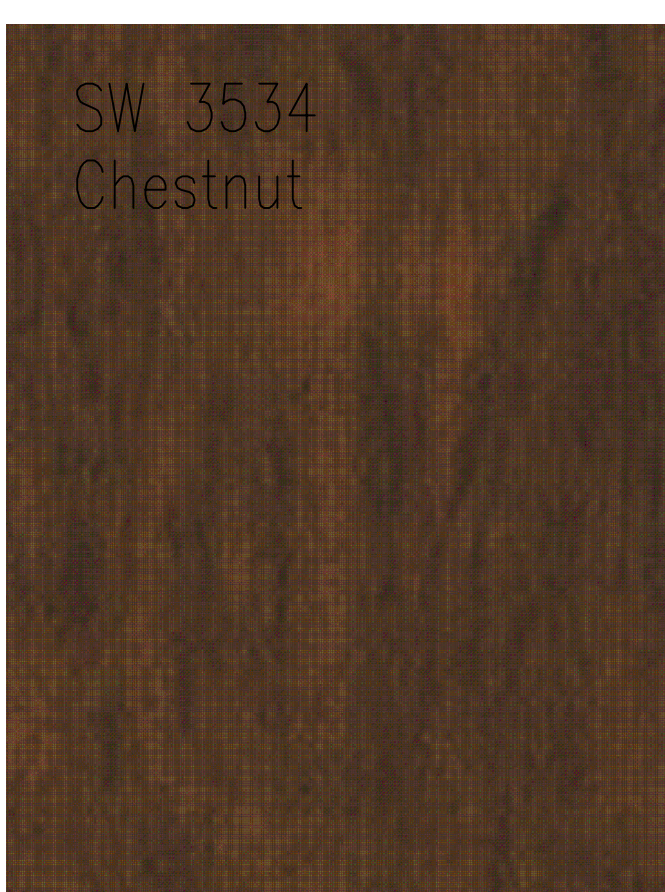




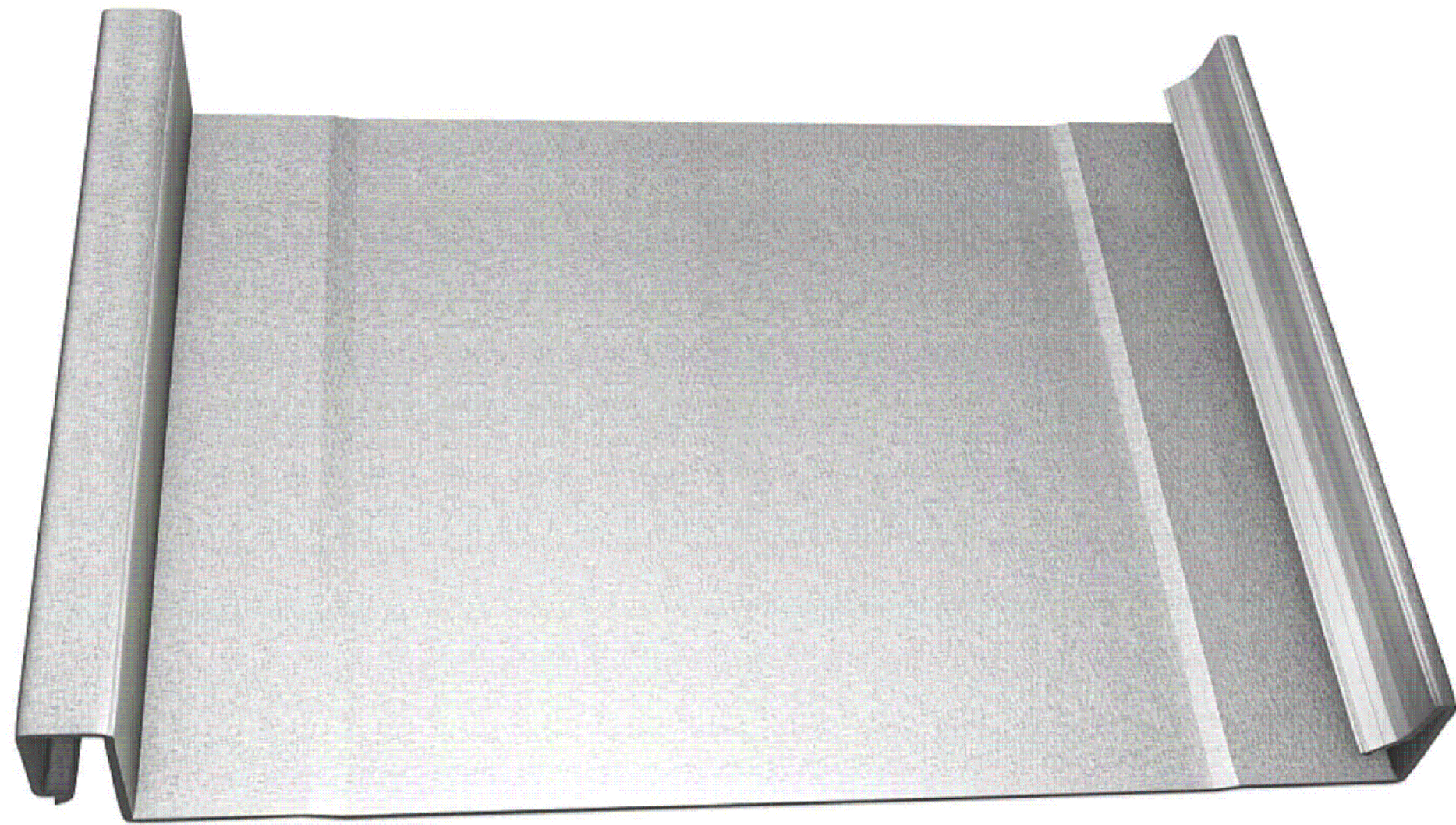
COLOR FOR COFFEE SHOP  
PORTION OF BUILDING



COLOR FOR CENTER COMMON AND  
POSTAL FACILITY PORTION OF BUILDING



STAIN COLOR FOR WOOD POSTS



COLOR AND TYPE OF STANDING-SEAM  
ROOFING PANEL FOR MAIN ROOF



SIDING PROFILE AND TEXTURE FOR  
POSTAL FACILITY AND CENTER COMMON  
PORTION OF BUILDING



SIDING PROFILE AND TEXTURE FOR  
COFFEE SHOP PORTION OF BUILDING

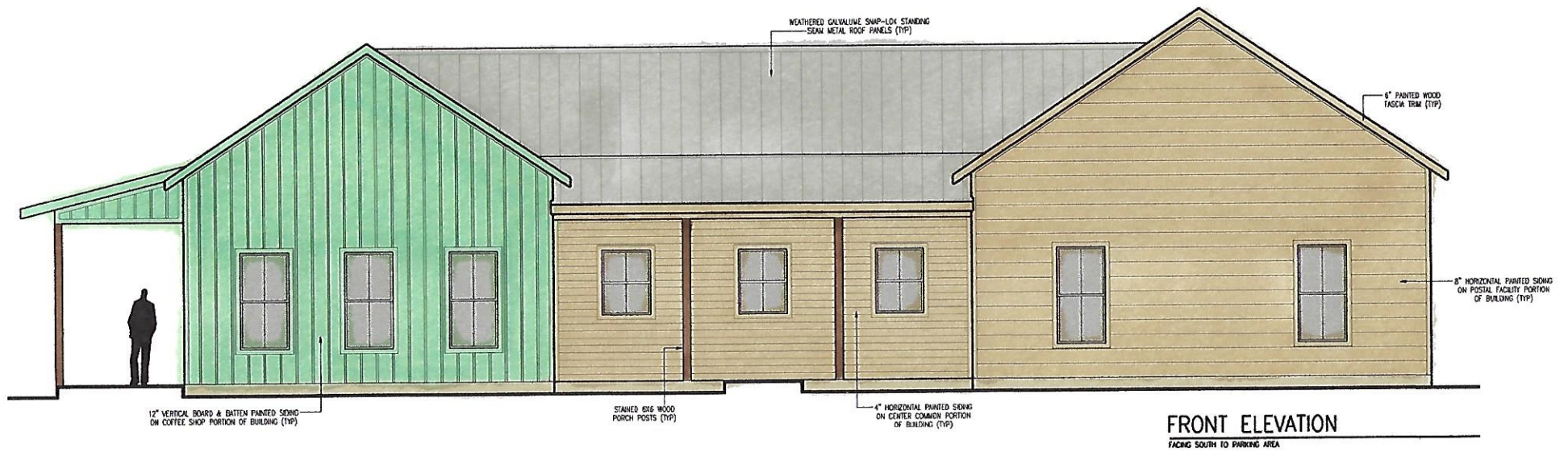


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REVISIONS

GAB2406  
JULY 07, 2025  
**A7**







**DRIPPING SPRINGS**  
Texas

# 28485 Ranch Road 12 New Construction

Certificate of Appropriateness Review  
August 7, 2025

*Existing  
Conditions*



View from OFR



View from RR 12

Item 2.

The lot at 28485 Ranch Road 12 is currently vacant. The lot spans from Ranch Road 12 west to Old Fitzhugh Road.

## *Applicant Request*

The lot at 28485 Ranch Road 12 is currently vacant. The applicant has requested a Certificate of Appropriateness to construct a new building housing a postal facility and coffee shop and a parking lot. This application is a revision of a previous application, COA2024-0014, previously reviewed and approved at the October 2024 HPC meeting.



# Site View (Existing)

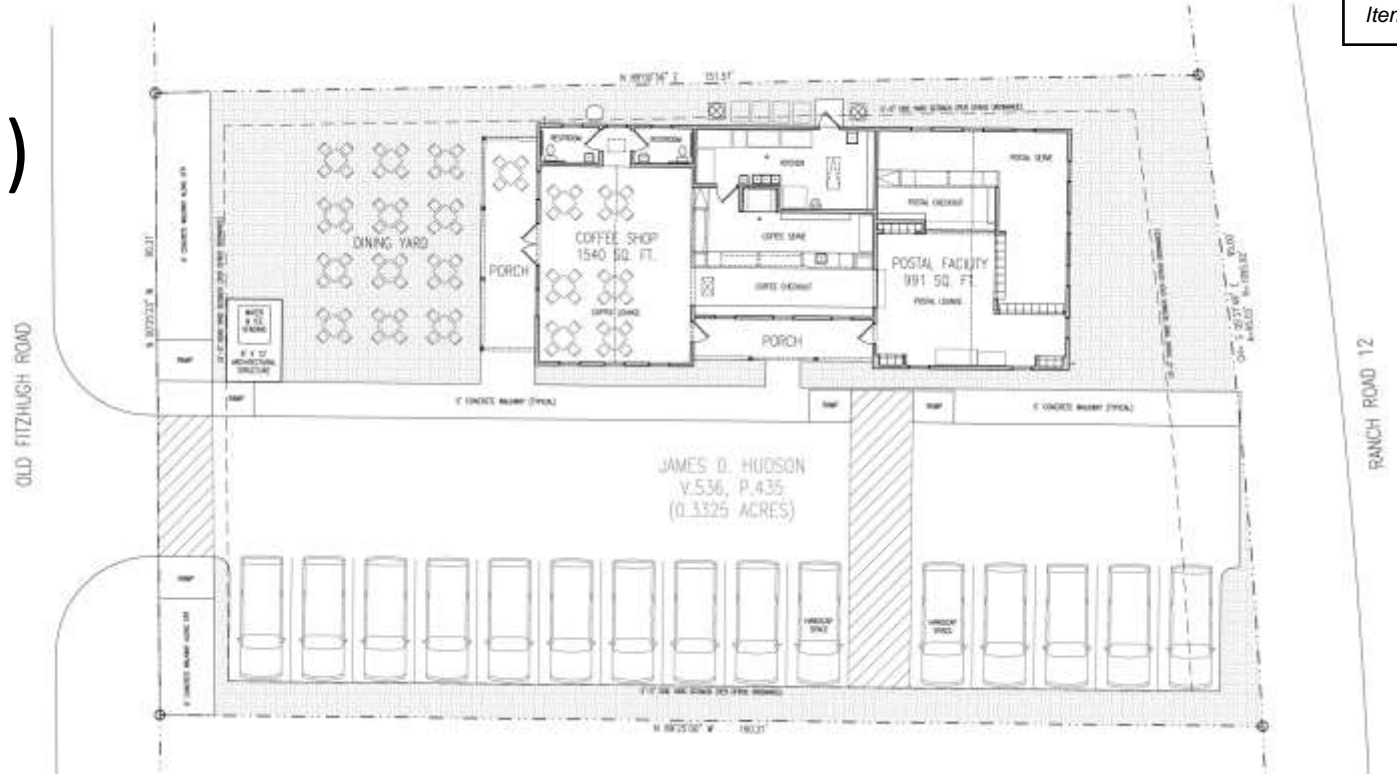
Item 2.



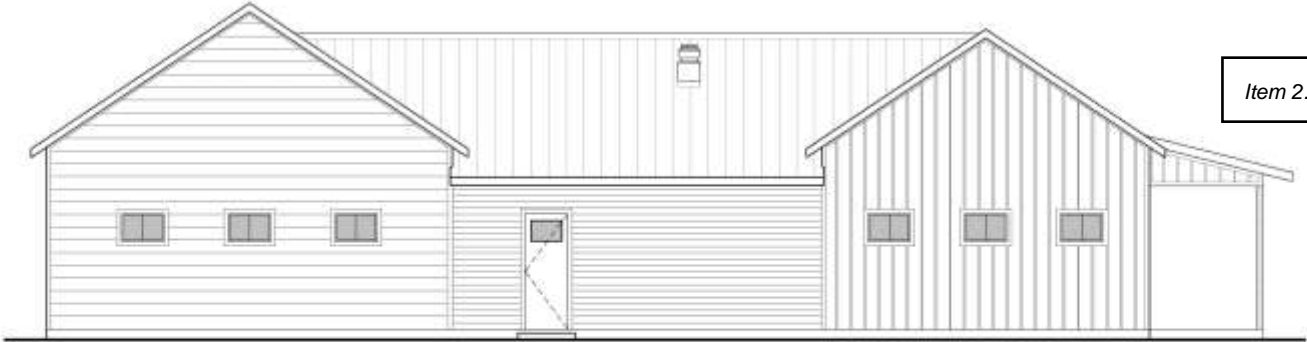
approximate parcel boundary



*Item 2.*



# Proposed Building



Item 2.

REAR ELEVATION  
FRONT SIDE TO REAR SIDE SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
FRONT SIDE TO REAR SIDE SCALE: 1/4" = 1'-0"



# Proposed Building

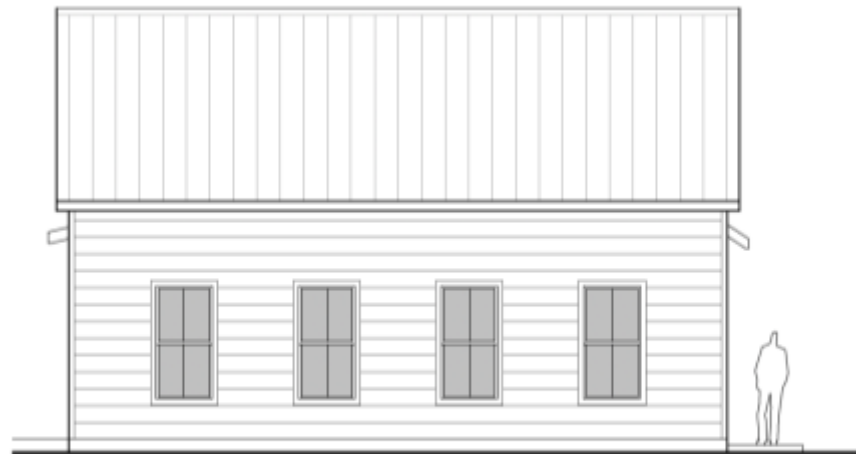
Item 2.



LEFT ELEVATION

FROM WEST TO OLD FRENCH ROAD

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



RIGHT ELEVATION

FROM EAST TO FM301 ROAD 12

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



DRIPPING SPRINGS  
Texas

# Proposed Building

Item 2.



DRIPPING SPRINGS  
Texas

## Staff Recommendation: **Approval with conditions**

Item 2.

The submitted project description, renderings, and construction plans appear to follow the guidelines of the Old Fitzhugh Road Historic District.

### Conditions of Approval:

- a. The COA approval includes the revised building elevations, colors and site plan; it does not include the ice and vending machine structure shown in the plans. The applicant will be required to file a separate COA application for the ice and vending machine structure in the future.

# City of Dripping Springs Design & Development Standards

Item 2.

Staff

Recommendation:

Approval with  
conditions

Review  
Findings



	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> <li>Preserve &amp; Enhance Historic Character &amp; Resources / Town Heritage</li> <li>Encourage Revitalization</li> <li>Foster &amp; Ensure Complementary New Uses</li> </ul>	<ul style="list-style-type: none"> <li>Historic Small Farmsteads</li> <li>Eclectic Revitalization- new/old</li> <li>Adaptive Re-Use / Appropriate Rehab Mixed Use</li> <li>Historic Renovation &amp; Landscape Preservation</li> </ul>
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> <li>Per Implementation Manual / COA (existing criteria &amp; requirements)</li> <li>Provide Alternative Design (a new provision, route &amp; process)</li> <li>Create Consistency w/ Exterior Design Ordinance (new provisions)</li> </ul>	<ul style="list-style-type: none"> <li>Protect Historic Farmstead Scale &amp; Character</li> <li>Promote Rustic Look/Feel of OFR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>New Construction shall be compatible with surroundings</li> </ul>
Preferred Uses	<ul style="list-style-type: none"> <li>Zoning Review- Verify Consistency w/HO or Identify / Use Change (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Mixed-Use Rehab- OFR</li> <li>Retail / Commercial – RR 12</li> <li>Residential Rehab or Infill</li> </ul>
Site Planning & Building Placement	<ul style="list-style-type: none"> <li>Site Plan Concept Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Site Buildings within Existing Trees &amp; Landscape Features</li> <li>Front / Rear: 10' setback</li> <li>Sides: 5' setback</li> </ul>
Parking Arrangement	<ul style="list-style-type: none"> <li>Site Plan Concept Review- (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Onsite Lots @ Rear of Property</li> <li>Off Street Spaces @ Fronts (limited &amp; must protect trees)</li> </ul>
Building Footprint Massing / Scale	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>COA / Architectural Review (new requirement)</li> <li>Provide Alternative Design (new provision &amp; process)</li> </ul>	<ul style="list-style-type: none"> <li>5,000 sf max contiguous footprint</li> <li>2,500 sf max massing increments</li> <li>2 Sty to 2-1/2 Sty Height Limit</li> </ul>
Street Frontage	<ul style="list-style-type: none"> <li>COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>45' max; 60' max @ RR 12</li> <li>45' max. articulation increments</li> </ul>
Porches	<ul style="list-style-type: none"> <li>COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Entries- min. 50% of frontage</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Sloped Metal Roofs, or 30-yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>
Materials	<ul style="list-style-type: none"> <li>COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Maintain Historic Native Stone or Wood all walls- 75% net sf.</li> <li>Wood Porch Structures &amp; Trim</li> </ul>
Color Palette	<ul style="list-style-type: none"> <li>COA Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Full Range of Hues allowed- Color Palettes to be approved</li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>Tree Replacement Ord.</li> <li>Site Plan Review (new req't)</li> </ul>	<ul style="list-style-type: none"> <li>Replace Trees over 8"</li> <li>Preserve Heritage Trees 24" +</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>COA / Design Review (new)</li> </ul>	<ul style="list-style-type: none"> <li>Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>

# Commissioner Options

1. Approve as submitted.
2. Approval with conditions. (staff recommendation)
3. Deny as submitted.
4. Postpone the decision.





