Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, April 02, 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 4:04 p.m.

Commission Members Present
Dean Erickson, Chair
Ashley Bobel, Vice Chair (*arrived at 4:08 p.m.*)
Delbert Bassett
Steve Mallett
Richard Moore

Commission Members Absent
Haley Hunt
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
Deputy City Administrator Shawn Cox
Senior Planner Sara Varvarigos
City Secretary Diana Boone

PRESENTATION OF CITIZENS

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

No one spoke during Presentation of Citizens.

MINUTES

1. **Consider approval of the March 5, 2026 Historic Preservation Commission Regular Meeting Minutes.**

   A motion was made by Commissioner Bassett and seconded by Commissioner Mallett, to approve the March 5, 2026 minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and possible action regarding the Historic Preservation Commission's Fiscal Year 2027 budget recommendation, and budget committee appointments.**

   Chair Erickson appointed Commissioners Mallett and Moore to the Historic Preservation Commission Budget Committee

3. **Workshop to facilitate the Historic Preservation Commission's review of proposed amendments to the City of Dripping Springs' Historic Preservation Ordinance and Historic District Ordinance. The Commission will review proposed amendments to Chapter 30, Exhibit A, Section 4, Divisions 2 and 3 of the City's Code of Ordinances and provide feedback to City Staff.**

   Vice Chair Bobel arrived at the start of this presentation.

   a. Staff presentation of proposed Ordinance amendments

   Senior Planner Sara Varvarigos presented the proposed amendments.

   b. Commission feedback on proposed Ordinance amendments

   No action was taken. Report is on file.

   Feeback provided to staff include: listing each of the districts (Mercer, Hays, and Old Fitzhugh) and their permitted uses in the Zoning Ordinance Use Chart; clarification of potential ramifications; identifying possible incentives for historic properties and properties in historic districts; possible establishment of fees for Certificate of Appropriateness applications and pre-application meetings; and possible increased fees for properties that do work without a Certificate of Appropriateness or in violation of City regulations.

CLOSED SESSION

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

Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

The commission did not meet in Closed Session.

ADJOURN

Chair Erickson adjourned the meeting at 5:19 p.m.