



## Historic Preservation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Thursday, May 02, 2024, at 4:00 PM

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### MINUTES

#### CALL TO ORDER & ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:00 pm.

**Commission Members present were:**

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Minnie Glosson-Needham  
Steve Mallett  
Richard Moore

**Commission Member absent was:**

Haley Hunt

**Staff, Consultants, & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
Planning Director Tory Carpenter  
Deputy City Attorney Aniz Alani  
Architectural Consultant Meredith Johnson, MSHP

#### PRESENTATION OF CITIZENS

*A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor 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. **Approval of the April 4, 2024, Historic Preservation Commission regular meeting minutes.**

A motion was made by Vice Chair Bobel to approve the April 4, 2024, Historic Preservation Commission regular meeting minutes. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

A motion was made by Vice Chair Bobel to move Item 2 after Item 3. Commissioner Moore seconded the motion which carried unanimously 6 to 0.

## BUSINESS AGENDA

### 3. **Presentation, discussion, and consideration of acceptance of the Old Fitzhugh Road Local Historic District Resurvey Historic Resources Survey Report.** *Post Oak Preservation Solutions LLC*

Rachel Alison provided a presentation on the resurvey. No action taken. The Commissioners had no comments about the survey report.

Chair Erickson took Item 4 combined with Item 3 so the *Post Oak Preservation Solutions LLC* proposals could be discussed with Rachel Alison.

Commissioners discussed the proposals to resurvey the Hays Street and Mercer Street Historic Districts as well as a proposal to update the Historic Preservation Program Implementation Manual. Commission would like to do all three next fiscal year. Commissioners discussed doing the resurveys as soon as possible in Fiscal Year 2024, contingent upon available funds from the Commission budget. Resurveys could begin this year and be completed next year. Each resurvey will cost \$14,625 for a total of \$29,250. The update of the Implementation Manual costs \$21,550 with an additional \$1,500 for attending a public meeting and an additional \$1,750 for Commission training, for a total of \$24,800. The total for all three proposals with additional items is \$54,050.

### 4. **Discuss and consider possible action regarding the Historic Preservation Commission Fiscal Year 2025 Budget Recommendation.**

Commissioners reviewed the proposed budget and directed staff to revise to include the update of the Historic Preservation Implementation Manual. The resurveys were already included in the draft budget.

A motion was made by Commissioner Mallet to approve the Historic Preservation Commission Fiscal Year 2025 Budget recommendation to include the Post Oak Preservation Solutions LLC proposals for the Mercer Street and Hays Street Historic Districts minus the retainer fees of \$1,625 each, and to include the update of the Historic Preservation Program Implementation Manual proposal with the additional items for attending a public meeting and Commissioner training. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

**2. Public hearing, discussion, and consideration of approval of COA2024-0003: Application for a Certificate of Appropriateness for the installation of signage at Roxie's located at 299 Mercer Street in the Mercer Street Historic District. Applicant: Silver Garza, Roxie's LLC.**

- a. **Presentation** – Applicant Silver Garza and the architect were available to answer questions from the Commission.
- b. **Staff Report** - Ethan Watson provided a presentation and recommended approval with the condition that the roof sign be in the same color palette as the proposed water tank with signage.
- c. **Public Hearing** – No one spoke during the Public Hearing.
- d. **COA2024-0003**

A motion was made by Commissioner Moore to deny the roof sign. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

A motion was made by Commissioner Mallett to approve the tank with signage contingent upon staff approval of the paint color. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

Commissioners discussed the possibility of using an existing pole in the back of the property for signage and the proposed hanging sign in lieu of the roof sign. The preference was a pole sign using existing pole. No action was taken on this discussion as this sign is not part of the application.

**5. Presentation on upcoming Certificate of Appropriateness Application for Downtown Restrooms in the Mercer Street Historic District.**

City Administrator Michelle Fischer and Deputy City Attorney Aniz Alani presented conceptual drawings, location, and materials for the downtown restrooms and asked Commissioners if they had any concerns with what is being proposed and what will come back as a COA application. Commissioners had no objections.

**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 one spoke during Closed Session.

## UPCOMING MEETINGS

### *Historic Preservation Commission Meetings*

June 6, 2024, at 4:00 p.m.

July 11, 2024, at 4:00 p.m.

August 1, 2024, at 4:00 p.m.

### *City Council Meetings*

May 7, 2024, at 6:00 p.m.

May 21, 2024, at 6:00 p.m.

June 4, 2024, at 6:00 p.m.

June 18, 2024, at 6:00 p.m.

## ADJOURN

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Bassett seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:46 p.m.