Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, October 01, 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
Pamela Weinhammer
Steve Mallett
Richard Moore
Gwyn Sommerfeld

Commission Members Absent
Ashley Bobel, Vice Chair
Delbert Bassett

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
Mayor Pro Tem Taline Manassian

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 September 3, 2026 Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Moore and seconded by Commissioner Sommerfeld, to approve the September 3, 2026 minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Discussion and possible action regarding the 2027 Historic Preservation Commission meeting calendar.**

   A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve the 2027 meeting calendar as presented. The motion carried unanimously 5 to 0.

3. **Public hearing, discussion, and possible approval of an amended Certificate of Appropriateness, COA 2024-0007, for the property located at 101 College St (Short Mama's) the Old Fitzhugh Road Historic District.** *Applicant: Kevin Herron on behalf of Patrick Fox.*

   a. Applicant Presentation

   Applicant was not present.

   b. Staff Report

   The staff report was presented by Senior Planner Sara Varvarigos who joined the meeting virtually.

   c. Public Hearing

   No one spoke during the Public Hearing.

   d. COA 2024-007

   A motion was made by Commissioner Mallett and seconded by Commissioner Weinhammer, to approve the amended Certificate of Appropriateness for the property located at 101 College St. and approve the fence design. The motion carried unanimously 5 to 0.

4. **Discussion and possible action on a recommendation to approve a resolution adopting Certificate of Appropriateness fees.**

   A motion was made by Commissioner Moore and seconded by Commissioner Mallett, to accept the recommendation of staff for the adoption of Certificate of Appropriateness fees. The motion carried unanimously 5 to 0.

5. **Discussion and possible action on a recommendation to approve a resolution adopting updated Incentives for Historic District and Landmark Properties.**

A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve staff recommendations with one addition, to investigate possible tax exemptions. The motion carried unanimously 5 to 0.

Staff recommends investigating additional permit fee waivers for the Historic Districts, including:

- *Waiving application fees for variances that will support the implementation of Historic Preservation Goals and Guidelines in the City's Historic Districts.*
- *Reduced water impact fees*
- *Reduced sidewalk or parking fee in lieu fees*

Staff recommends that the City investigate the potential for setting aside funds for a Historic Preservation Grant Match Program, which would support Fire safety improvements and/or ADA improvements, as well as exterior building improvements, if TIRZ funds or other funding source would support this in the future

6. **Discussion and possible action on a recommendation to approve a resolution adopting an updated Historic District Guidelines document.**

A motion was made by Commissioner Mallett and seconded by Commissioner Moore, to approve the resolution adopting an updated Historic District Guidelines document as presented by staff. The motion 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), 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 5:15 p.m.