



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, November 03, 2022 at 4:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:03 p.m.

**Commission Members present were:**

Dean Erickson, Chair  
Ashely Bobel, Vice Chair  
Haley Hunt  
Steve Mallett

**Commission Members Absent were:**

Delbert Bassett  
Minnie Glosson-Needham  
Nichole Prescott

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

City Administrator Michelle Fischer  
Senior Planner Tory Carpenter  
City Planner Warlan Rivera  
Architectural Consultant Keenan Smith

### PRESENTATION OF CITIZENS

*Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)*

No one spoke during Presentation of Citizens.

## MINUTES

1. **Discuss and consider approval of the October 6, 2022, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett to approve the October 6, 2022, Historic Preservation Commission regular meeting minutes. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

## BUSINESS

2. **Public hearing and consideration of approval of COA2022-0006: Application for Certificate of Appropriateness for the construction of two (2) office/retail buildings and associated parking on property located in the Old Fitzhugh Road Historic District at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, P.E.**

**a. Applicant Presentation** – No presentation was given.

**b. Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends approval of the COA with the following recommendations:

- 1) Any and all required permits and applicable City of Dripping Springs Permits shall be obtained to beginning work (Site Development, Building Permit, Signage Permit, etc.).
- 2) Historic Preservation Commission Review and Approval is for Design and 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) Rainwater Tank for Building #1 shall be relocated to east end of the building at Ranch Road 12, away from existing trees and out of the Ranch Road 12 / Old Fitzhugh Road “Welcome to Dripping Springs” viewshed.
- 4) Detention Pond depth shall be verified (2’ per Engineer) and design details, including aesthetic treatments (i.e., native stone masonry walls to match buildings), at Site Development submittal.
- 5) Sidewalks and Pedestrian connectivity shall be coordinated with Planning & Zoning requirements, and with TIRZ OFR Project and shall be submitted with Site Development application.

**c. Public Hearing** – No one spoke during the Public Hearing.

**d. COA2022-0006** – A motion was made by Commissioner Mallett to approve COA2022-0006: Application for Certificate of Appropriateness for the construction of two (2) office/retail buildings and associated parking on property located in the Old Fitzhugh Road Historic District at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas with staff conditions. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

**3. Discuss and consider approval of the 2023 Historic Preservation Commission meeting calendar.**

Andrea Cunningham's staff report is on file.

A motion was made by Commissioner Hunt to approve the 2023 Historic Preservation Commission meeting calendar with no changes. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

**COMMITTEE REPORTS**

No reports at this time.

**4. Landscape Improvements Committee**

*Commissioner Minnie Glosson-Needham*

**5. Parking Lot Improvements Committee**

*Commissioner Dean Erickson*

**EXECUTIVE SESSION**

*The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

The Commission did not meet in Executive Session.

**UPCOMING MEETINGS**

**Historic Preservation Commission Meetings**

December 7, 2022, at 4:00 p.m.

**City Council Meetings**

November 15, 2022, at 6:00 p.m.

December 6, 2022, at 6:00 p.m.

December 20, 2022, at 6:00 p.m.

**ADJOURN**

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 4:28 p.m.