



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, July 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 4:03 p.m.

Commission Members Present

Dean Erickson, Chair
Delbert Bassett, *arrived at 4:05 p.m.*
Pamela Weinhammer
Steve Mallett
Gwyn Sommerfeld

Commission Members Absent

Ashley Bobel, Vice Chair
Richard Moore

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
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 the Presentation of Citizens.

MINUTES

1. **Consider approval of the June 4, 2026 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Weinhammer and seconded by Commissioner Mallett, to approve the June 4, 2026 meeting minutes. The motion carried unanimously 4 to 0. Commissioner Bassett was not present to vote.

BUSINESS AGENDA

2. **Discussion and possible action on the Historic Preservation Commission's Fiscal Year 2027 Budget recommendation.** *Steve Mallett and Richard Moore, Committee Members*

Commissioner Bassett arrived during the start of this item.

No action was taken.

3. **Workshop to facilitate discussion on a proposed Concept Plan for 505 and 519 Old Fitzhugh Road, i.e. "the Old Fitz Social Club", which includes a restaurant, casitas, outdoor recreational space, warm and cold plunge pools, enclosed pickle ball courts, and a retail shop.** *Applicant: James McCormick on behalf of D&A Companies.*

- a. Applicant Presentation

James McCormick and Travis Wilson presented on behalf of D&A Companies.

- b. Staff and HPC feedback on preliminary Concept Plan

Feedback from the commission included questions regarding the preservation of the historic district's character, the width requirements for the proposed wrap around driveway, and the projects phasing plan. The committee also requested a Heritage Tree Preservation Report and recommended that the applicant return to the commission in August for further review and feedback.

4. **Workshop to facilitate the Historic Preservation Commission's review of a Draft Historic District Design Guidelines document.**

No action taken.

5. **Discussion and possible action on proposed amendments to the City of Dripping Springs' Historic Preservation Ordinance and Historic District Ordinance.**

A motion was made by Commissioner Mallett and seconded by Commissioner Sommerfeld, to postpone this item. 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 5:22 p.m.