



## Historic Preservation Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Thursday, April 03, 2025, 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 4:06 p.m.

##### **Commission Members Present:**

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett

##### **Commission Members Absent:**

Richard Moore  
Gwyn Sommerfeld

##### **Staff, Consultants, & Appointed/Elected Officials**

Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
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 February 6, 2025 Historic Preservation Commission regular meeting minutes.**
2. **Consider approval of the March 20, 2025 Historic Preservation Commission special meeting minutes.**

A motion was made by Commissioner Hunt and seconded by Commissioner Bassett, to approve the February 6, 2025 and March 20, 2025 meeting minutes.

The motion to approve carried unanimously 5 to 0.

## BUSINESS AGENDA

3. **Public hearing, discussion, and consideration of approval of a Certificate of Appropriateness for COA2025-002: Uriegas Dental located at 28495 Ranch Road 12, in the Old Fitzhugh Road Historic District.** Applicant: Andrew Dodson

1. Presentation

The applicant was present and remained in audience to answer questions.

2. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the following condition:

To include relocation of proposed rainwater tank to Building #1, clarification of detention pond design, detail and aesthetic treatments, and coordination of sidewalks and pedestrian connectivity elements with city requirements and projects, all to be satisfactorily addressed prior to the issuance of the Site Development Permit.

3. Public Hearing

No one spoke during the Public Hearing.

- 4.. COA2025-002

A motion was made by Commissioner Hunt and seconded by Commissioner Bobel, to approve the Certificate of Appropriateness, considering the conditions recommended by staff.

The motion to approve carried unanimously 5 to 0.

4. **Public hearing, discussion, and possible action regarding the Historic Preservation Commission's Fiscal Year 2026 Budget Recommendation, and Budget Committee appointments.**

Chair Erickson and Commissioner Mallet were assigned to the Budget Committee. No

action was taken regarding the Historic Preservation Commission's Fiscal Year 2026 Budget.

## **BUSINESS AGENDA**

### **5. Landscaping Committee Report. Ashley Bobel and Gwyn Sommerfeld**

Informational, no action was taken.

## **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.*

The commission did not meet in Closed Session.

## **ADJOURN**

Chair Erickson adjourned the meeting at 4:37 p.m.