Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, September 03, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of commissioners present Vice Chair Bobel, called the meeting to order at 4:00 p.m.

Commission Members Present
Ashley Bobel, Vice Chair
Delbert Bassett
Pamela Weinhammer
Richard Moore
Gwyn Sommerfeld

Commission Members Absent
Dean Erickson, Chair
Steve Mallett

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
Senior Planner Sara Varvarigos
City Secretary Diana Boone
Post Oak Preservation Ellis Mumford-Russell

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 August 6, 2026 Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Bassett and seconded by Commissioner Moore, to approve the August 6, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and possible approval of an amended Certificate of Appropriateness, COA 2025-005, for the property located at 28485 Ranch Road 12 in the Old Fitzhugh Road Historic District.** *Applicant: Rena and Alex Gabrielides*

   a. Applicant Presentation
   Architect Kevin Herron spoke on behalf of the applicants and remained in the audience to answer questions.

   b. Staff Report
   Senior Planner Sara Varvarigos presented the staff report and recommended approval with the condition to use a natural stone veneer or layer similar to the stone used for the landscape beds along the OFR building elevation be added over the existing concrete block wall.

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

   d. COA 2025-005
   A motion was made by Commissioner Moore and seconded by Commissioner Sommerfeld, to approve the reclaimed water tank as it currently stands and request that the applicant return with other options for the wall surface. The motion carried unanimously 5 to 0.

3. **Public hearing, discussion, and possible approval of a Certificate of Appropriateness, COA2026-005, for the property located at 505 & 519 Old Fitzhugh Road.** *Applicant: James McCormick, D&A Companies.*

   a. Applicant Presentation
   Applicant James McCormick spoke and remained in the audience to answer questions.

   b. Staff Report
   Senior Planner Sara Varvarigos presented the staff report and recommended approval with the following conditions:

   - The Applicant will provide a temporary construction easement agreement to the City of Dripping Springs.

- The Applicant will submit individual COA applications for each proposed building/land use on the site. Any proposed building demolition will require the applicant to consult with the City's legal department regarding legal agreements, prior to submitting COA application to HPC for approval.
- The Applicant will conform with all City Ordinance requirements relating to Historic District Tree Preservation and Mitigation (all healthy standard trees 8"-17.99 inches that are to be removed will be replaced, and all heritage trees to be preserved).
- Staff is recommending that the proposed placement of any footings for porches that will be encroaching into the inner CRZ's of the below list trees be reviewed for compliance with best practices during the site development permit stage.

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

d. COA 2026-005
A motion was made by Commissioner Weinhammer and seconded by Commissioner Moore, to approve the Certificate of Appropriateness with the conditions recommended by staff. The motion carried unanimously 5 to 0.

4. **Public hearing, discussion, and possible approval of a recommendation regarding amendments to Chapter 30, Appendix E, Zoning Use Regulations Charts, of the City's Code of Ordinances, related to the Historic Overlay and creating separate Historic Overlays for the Mercer Street, Hays Street, and Old Fitzhugh Road Historic Districts.**

a. Staff Report
Senior Planner Sara Varvarigos presented the staff report

b. Public Hearing
No one spoke during the Public Hearing.

c. Recommendation on Amendments to the Zoning Use Regulations Charts
A motion was made by Commissioner Moore and seconded by Commissioner Sommerfeld, to approve the recommendation with the amendment to not permit a Maternity Center in the Historic District. The motion carried 4 to 0, with 1 abstention by Commissioner Bassett.

5. **Public hearing, discussion, and possible recommendation regarding the adoption of Certificate of Appropriateness Pre-Application Conference, Application, and Inspection Fees.**

a. Staff Report
b. Public Hearing
c. Recommendation on Fees

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), 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

A motion was made by Commissioner Sommerfeld and seconded by Commissioner Weinhammer, to adjourn the meeting, the motion carried unanimously 5 to 0.

The meeting was adjourned at 5:44 p.m.