



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 01, 2020 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/89346187246?pwd=WkZrMXJ0dzFHQUIMTWISd0NwcVdBUT09>

Meeting ID: 893 4618 7246

Passcode: 202077

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877 853 5257 US Toll-free

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Find your local number: <https://us02web.zoom.us/j/89346187246>

Join by Skype for Business: <https://us02web.zoom.us/j/89346187246>

CALL TO ORDER AND ROLL CALL –

Commission Members present:

Emilie Kopp, Vice Chair (*arrived at 4:17*)

Ashley Bobel

Dean Erickson

Minnie Glosson-Needham

Tim Brown

Commission Members absent:

Chair Bruce Lewis

Jean Reimers

Staff, Consultants and Appointed/Elected Officials:

City Administrator Michelle Fischer

Senior Planner Amanda Padilla

Planning Assistant Alicia Lundy-Morse

Mayor Pro Tem Taline Manassian

Architectural Consultant Keenan Smith

With a quorum of the Commission present, Commissioner Erickson called the meeting to order at 4:06 p.m.

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 the Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the September 3, 2020 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Brown to approve the September 3, 2020 Historic Preservation regular meeting minutes. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

BUSINESS

- 2. Public hearing and consideration of approval regarding COA2020-0007: Application for Certificate of Appropriateness for exterior restoration of an existing building to be a children's bookstore and building of two one-story buildings (8,000 sqft) to be a Pre-school for a property located at 519 Old Fitzhugh Rd, Dripping Springs, Texas. Applicant: Jon Thompson**

a) Presentation

Daniel Turner presented the plans for the property to the commission, and applicant Jon Thompson was available for questions.

b) Staff Report

Keenan Smith presented the staff report which is on file. Staff recommends approval in concept with the following conditions:

- 1) Zoning Change: shall be processed in conjunction with the City of Dripping Springs Planning Department and meeting Zoning Ordinance requirements in order to permit the proposed land uses.
- 2) Necessary Permits: Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Building Permits, at a minimum).

- 3) Approval in Concept: Historic Preservation Commission Review & Approval is for Design 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.
- 4) Colors - Painted Mural: Color palette, general design, and artistic themes for proposed hand painted “Graphical Mural” on the existing historic resource shall be reviewed & approved by Staff prior to Building Permits.
- 5) Building Materials & Finishes:
 - (a) Painted Masonry (Brick @ Existing chimney) is disallowed by City Historic Preservation Manual Guidelines. Approved material cleaning and restoration techniques & methods shall be used.
 - (b) Native Stone Masonry only shall be used (@ Retaining Walls and Veneer). Synthetic Stone products are disallowed. Provide “basis of design” specifications on Permit Drawings.

c) *Public Hearing*

No one spoke during the Public Hearing

d) *Certificate of Appropriateness*

A motion was made by Vice Chair Kopp to approve COA2020-0007: an application for Certificate of Appropriateness for exterior restoration of an existing building to be a children’s bookstore and building of two one-story buildings (8,000 sqft) to be a Pre-School for a property located at 519 Old Fitzhugh Rd with staff conditions as presented. Commissioner Reimers seconded the motioned which carried unanimously 5 to 0.

3. Public hearing and consideration of approval regarding COA2020-0006: Application for Certificate of Appropriateness for a remodel and construction of addition for property located at 301 U.S. Highway 290 West, Dripping Springs, Texas, and commonly known as Pig Pen BBQ. Applicant: Bill Warren, Pig Pen BBQ

a) *Presentation*

Applicant Bill Warren was available for questions.

b) *Staff Report*

Keenan Smith presented the staff report which is on file. Staff recommends approval with the following conditions:

- 1) Necessary Permits: Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Building Permit plus Site Development Permit, if needed).
- 2) Approval in Concept: Historic Preservation Commission Review & Approval is for Design Concept and COA determination only. City Staff shall review Permit Submittal Construction Documents for consistency with this COA, prior to issuance of Building Permits.

c) *Public Hearing*

No one spoke during the Public Hearing

d) *Certificate of Appropriateness*

A motion was made by Commissioner Brown to approve COA2020-0006: Application for Certificate of Appropriateness for a remodel and construction of addition for property located at 301 U.S. Highway 290 West, Dripping Springs, Texas, and commonly known as Pig Pen BBQ with staff conditions as presented. Vice Chair Kopp seconded the motioned which carried unanimously 5 to 0.

4. Discuss and consider approval of the Historic Preservation Commission 2021 Annual Meeting Calendar.

A motion was made by Commissioner Bobel to approve the Historic Preservation Commission 2021 Annual Meeting Calendar. Commissioner Brown seconded the motion which carried unanimously 5 to 0.

5. Discuss and consider possible action regarding Historic District Banners.

A motion was made by Vice Chair Kopp to approve set A of the Historic District Banners. Commissioner Bobel seconded the motion which carried unanimously 5 to 0.

COMMITTEE REPORTS

6. Parking Lot Improvements Committee

Commissioners Dean Erickson and Tim Brown

No report was given

7. Landscape Improvements Committee

Commissioners Minnie Glosson-Needham and Jean Reimers

No report was given

8. Brochure / Printing & Website Committee

Commissioner Emilie Kopp

The Historic District brochures are finished.

9. Historic District Signage & Banner Committee

Commissioners Ashley Bobel and Emilie Kopp

Approval of banners was just passed.

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

November 5, 2020 at 4:00 p.m.

December 3, 2020 at 4:00 p.m.

City Council Meetings

October 13, 2020 at 6:00 p.m.

October 20, 2020 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 5:18pm