



Historic Preservation Commission Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, January 08, 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 4:01 p.m.

Commission Members Present

Dean Erickson, Chair

Delbert Bassett

Steve Mallett

Richard Moore, *arrived at 4:23 p.m.*

Gwyn Sommerfeld

Commission Members Absent

Ashley Bobel, Vice Chair

Haley Hunt

Staff, Consultants, & Appointed/Elected Officials

Deputy City Administrator Shawn Cox

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

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 the Presentation of Citizens.

MINUTES

1. **Approval of the October 2, 2025 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett and seconded by Commissioner Bassett, to approve the October 2, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. **Consider approval of the 2026 Historic Preservation Commission meeting calendar.**

A motion was made by Commissioner Bassett and seconded by Commissioner Mallett, to approve the calendar as presented and continue meeting on the 1st Thursday of each month. The motion to approve carried unanimously 4 to 0.

3. **Public hearing, discussion, and possible action on COA 2025-006: a Certificate of Appropriateness for the construction of a new building and pedestrian and parking improvements located at 602 Old Fitzhugh Road in the Old Fitzhugh Road Historic District. Applicant: Andrea and Ryan Hunt**

a. Applicant Presentation

Applicant Andrea and Ryan Hunt presented and requested a Certificate of Appropriateness. Architect Kevin Herron was present in audience to answer questions.

b. Staff Report

Commissioner Moore arrived during the staff report presentation.

The staff report was presented by Senior Planner Sara Varvarigos who recommended approval with the following conditions:

Root invigoration for the heritage tree impacted by the new building (Tree #10 in COA submittal package, Attachment 1) must be completed prior to the start of construction activities.

Apply semi-annual, phosphate-free fertilization for two years to maintain adequate nutrient levels and promote recovery.

All pruning shall be performed by a Certified Arborist.

Provide consistent supplemental watering during construction equivalent to 2 inches of rainfall every three weeks or as additional watering as needed during summer months to maintain proper soil moisture.

Submit Certified Arborist health reports at the end of Year 1 and Year documenting Tree #10, 8, and 9's condition and any recommended follow-up treatments (or

replacement if needed).

c. Public Hearing

No one spoke during the Public Hearing.

d. COA 2025-006

A motion was made by Commissioner Mallett and seconded by Commissioner Sommerfeld, to approve the Certificate of Appropriateness with the conditions recommended by staff. The motion to approve 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), 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 4:39 p.m.