



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, March 05, 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 4:00 p.m.

Commission Members Present

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Haley Hunt
Richard Moore (*arrived at 4:18 p.m.*)
Gwyn Sommerfeld

Commission Members Absent

Steve Mallett
Delbert Bassett

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
City Attorney Aniz Alani
Project Manager Garrett Osborne
City Engineer Chad Gilpin
Senior Planner Sara Varvarigos
City Secretary Diana Boone
TIRZ Project Manager Keenan Smith

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 January 8, 2026 Historic Preservation Commission special meeting minutes.**

A motion was made by Vice Chair Bobel and seconded by Commissioner Hunt, to approve the January 8, 2026 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and possible action on COA 2026-001: a Certificate of Appropriateness for the construction of a new pedestrian pathway, “paseo”, between the Stephenson Building and Mercer Street, adding benches, landscaping and other pedestrian amenities to the site. Applicant: City of Dripping Springs**

- a. Applicant Presentation

TIRZ Project Manager Keenan Smith presented.

- b. Staff Report

Senior Planner Sara Varvarigos presented the Staff Report and recommended approval as submitted.

- c. Public Hearing

No one spoke during the Public Hearing.

- d. COA 2026-001

Commissioner Moore arrived during the presentation of this item.

A motion was made by Commissioner Hunt and seconded by Vice Chair Bobel, to approve the Certificate of Appropriateness as submitted. The motion to approve carried unanimously 5 to 0.

3. **Workshop to facilitate discussion on a proposed Master Concept Plan for Blue Lilac Acres located at 100 Old Fitzhugh Rd, proposing to include a farmer's market, orchard, apiary, arboretum, gardens, food trailer court, pavilion, outdoor seating, entertainment and recreation areas, rainwater collection system, and windmill. Applicant: Russell Collins (Resolve Designs) on behalf of Pam Bosco (PKB Enterprises, LLC).**

- a. Applicant Presentation

Russell Collins with Resolve Design, and Pam and Helen Bosco with PKB Enterprises presented and remained in audience to answer questions.

b. Discussion and feedback to Applicant and Staff

Discussion only. 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

Chair Erickson adjourned the meeting at 5:05 p.m.