



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, June 04, 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 4:02 p.m.

Commission Members

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Pamela Weinhammer
Steve Mallett
Richard Moore (*arrived at 4:04*)
Gwyn Sommerfeld (*arrived at 4:04*)

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
City Attorney Aniz Alani
Planning Director Tory Carpenter
Senior Planner Sara Varvarigos
City Secretary Diana Boone
Paralegal Operations Specialist Elliana Chon

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 May 7, 2026 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett and seconded by Vice Chair Bobel, to approve the May 7, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

Commissioners Moore and Sommerfeld arrived after item 1.

2. **Public hearing, discussion, and possible action on COA 2026-003: a Certificate of Appropriateness for a shed to office conversion located at 766 Old Fitzhugh Rd in the Old Fitzhugh Historic District. Applicant: Haley Hunt, Haus of Jayne.**

- a. Applicant Presentation

Applicant was not present.

- b. Staff Report

Senior Planner Sara Varvarigos presented and recommended approval of the Certificate of Appropriateness for the shed to office conversion with the condition that the following proposed colors are used: Alabaster for the main body of the building and Tricorn Black for the door, fascia, and trim.

- c. Public Hearing

No one spoke during the Public Hearing.

- d. COA 2026-003

A motion was made by Vice Chair Bobel and seconded by commissioner Sommerfeld, to approve the Certificate of Appropriateness with the staff recommended conditions.

3. **Workshop to facilitate the Historic Preservation Commission's review of proposed amendments to the City of Dripping Springs' Historic Preservation Ordinance and Historic District Ordinance. The Commission will provide additional input about proposed amendments to Chapter 30, Exhibit A, Section 4, Divisions 2 and 3, and Chapter 30, Exhibit E, Zoning Use Regulations Charts, of the City's Code of Ordinances to City Staff.**

No action was taken.

- a. Staff Presentation on additional updates to Draft Ordinance revisions

Senior Planner Sara Varvarigos presented.

b. Commission feedback on proposed updates

The commission discussed the possibility that, due to limited parking in the Hays District, businesses establish shared parking agreements to accommodate neighboring businesses during designated days and times, with the understanding that this may require walkways for safety prior to implementation.

Commissioners suggested that staff use “town center” instead of “village center” in the ordinance language.

The commission recommended that signage in the Historic District not require a variance, and that certain types of signs be eligible for administrative approval or a Certificate of Appropriateness instead of a variance.

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 5:22 p.m.