



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, October 06, 2022 at 4:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:07 p.m.

#### Commission Members present were:

Dean Erickson, Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett

#### Commission Members absent were:

Ashley Bobel, Vice Chair  
Minnie Glosson-Needham  
Nichole Prescott

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
Senior Planner Tory Carpenter  
City Planner Warlan Rivera  
Architectural Consultant Keenan Smith

### 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 Presentation of Citizens.

## MINUTES

1. **Discuss and consider approval of the September 1, 2022, Historic Preservation Commission regular meeting minutes with corrections as recommended by the Commission.**

A motion was made by Commissioner Mallett to approve the September 1, 2022, Historic Preservation Commission regular meeting minutes with correctios to the minutes approval with Commissioner Hunt as the second. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

## BUSINESS

2. **Public hearing and consideration of approval of COA2022-0005: Application for Certificate of Appropriateness for the building remodel and addition for a restaurant and bar on property located in the Mercer Street Historic District at 299 Mercer Street, Dripping Springs, Texas. Applicant: Roxie's, LLC**

**a. Applicant Presentation** – Applicant Frank Valdez and Roxie’s, LLC representative Silver Garza presented project.

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

- (1) Permits & City Ordinances: Obtain necessary Permits from the City of Dripping Springs and comply with all applicable Ordinances, including, but not limited to:
  - a. Site Development Permit
  - b. Building Permit
  - c. Lightning Ordinance
  - d. Landscape Ordinance
  - e. Signage Ordinance
- (2) Conditions for Approval in Concept:
  - a. Colors and Materials Palette @ Building Additions- needs additional design
  - b. information and shall be reviewed with Staff during Design Development prior to Building Permits. They shall be architecturally compatible with the existing building and comply with established Mercer St Design Standards (muted, rustic earth tone hues for walls, with a full range of hues allowed for doors, windows, and trim).
  - c. Roofs and Equipment Screening @ Building Additions- Flat roofs behind parapets are allowed at the proposed new additions. All rooftop equipment shall be screened from view from any adjacent property line.
  - d. Proposed Storage Container- needs additional design information and is not a part of this COA. Auxiliary Storage Buildings, if proposed, shall be site-built structures designed to be compatible in design and materials with the existing building, and meeting all applicable regulations, codes, and standards.
  - e. New window and door materials, trim colors, and details- shall be reviewed & approved by City Staff prior to issuance of Building Permits. New building

elements shall be compatible, consistent, and complementary to the building's history.

- (3) Staff Review and Assistance: Staff review, and assistance is recommended to provide support as needed during the discovery process, design development, permitting and building rehabilitation, to review found conditions and make supportive recommendations which are consistent with the City's Historic Preservation Program, goals, and Implementation Manual.

**c. Public Hearing** – Dripping Springs Visitors Bureau CEO Pam Owens and Economic Development Committee Member Susan Kimball spoke in favor of approval.

**d. COA2022-0005** – A motion was made by Commissioner Mallett to approve COA2022-0005: Application for Certificate of Appropriateness for the building remodel and addition for a restaurant and bar on property located in the Mercer Street Historic District at 299 Mercer Street, Dripping Springs, Texas, with staff recommendation and with the condition that the applicant obtain a separate Certificate of Appropriateness for signage. Commissioner Hunt seconded the motion which carried unanimously 4 to 0.

## COMMITTEE REPORTS

Nothing to report at this time.

**3. Landscape Improvements Committee**

*Commissioner Minnie Glosson-Needham*

**4. Parking Lot Improvements Committee**

*Commissioner Dean Erickson*

## 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

**DSRP Board Meetings**

November 3, 2022 at 4:00 p.m.

December 1, 2022, at 4:00 p.m.

**City Council Meetings**

October 18, 2022, at 6:00 p.m.

November 1, 2022, at 6:00 p.m.  
November 15, 2022, at 6:00 p.m.

**ADJOURN**

A motion was made by Commissioner Bassett to adjourn the meeting. Commissioner Mallett seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 5:11 p.m.