



HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 06, 2023 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:00 p.m.

Commission Members present were:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Delbert Bassett
Minnie Glosson-Needham
Haley Hunt (arrived 4:05 p.m.)
Steve Mallett

Commission Members absent were:

Nichole Prescott

Staff, Consultants & Appointed/Elected Officials present were:

Mayor Bill Foulds, Jr.
City Administrator Michelle Fischer
Deputy City Secretary Cathy Gieselman
City Planner Warlan Rivera
Architectural Consultant Keenan Smith

Chair Erickson took Minutes Agenda item #1 out of order.

MINUTES

- 1. Approval of the May 4, 2023, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Glosson-Needham to approve the May 4, 2023, Historic Preservation Commission regular meeting minutes. Commissioner Bassett seconded the motion which carried unanimously 5 to 0.

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)

Wayland Clark spoke about grant funds received from LCRA for the window replacement at the Rambo Masonic Lodge. He extended an invitation to the Commissioners to attend the LCRA check presentation ceremony on Wednesday, June 14th at 1:30 p.m. at the Rambo Masonic Lodge.

MINUTES

1. Approval of the May 4, 2023, Historic Preservation Commission regular meeting minutes.

This item was considered earlier in the agenda.

BUSINESS

2. Public hearing and consideration of conditional approval of COA2023-0002: Application for Certificate of Appropriateness for fencing and landscaping for property located in Mercer Street Historic District at 304 Mercer Street, Dripping Springs, Texas. Applicant: Marvin Sommerfield

a. Presentation – Applicant Marvin Sommerfield provided a presentation of request and was available to address questions from the commissioners.

b. Staff Report - Keenan Smith presented the staff report which is on file. Staff recommends approval of a COA with the following conditions of approval:

- 1) **Permits:** Obtain necessary Permits (if any) from the City of Dripping Springs.
- 2) **Front Yard Fencing** - is disallowed per Zoning Code (Ch. 30 Sec. 5.10.2) & discouraged in Mercer St. Historic District Guidelines. Previously installed metal fence poles and gate @ property frontage shall be removed.
- 3) **Side and Rear Yard Fencing** - may be allowed if side fencing is realigned and terminated to the side walls of the building, behind the front corners of the street wall elevation.
- 4) **Fencing Materials and Height** - Vintage style fencing wire is approved as submitted with a nominal height not to exceed three feet (3'0") above finished grade.

c. Public Hearing – No one spoke during the Public Hearing.

d. COA2023-0002 – A motion was made by Commissioner Mallett to approve COA2023-002: Application for Certificate of Appropriateness for fencing and landscaping for property located in Mercer Street Historic District at 304 Mercer Street, Dripping Springs, Texas with the staff conditions including with the additional condition that the applicant will work with staff to develop suitable landscape planter design. Commissioner Bobel seconded the motion which carried 6 to 0.

3. Public hearing and consideration of approval in concept with conditions of COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes Phase 1- five Cabins & Amenities; Phase 2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses. Applicant: Kristin Schieffer

a. Presentation – On behalf of their clients, Casey & Meagan Satterfield, Applicant Kristin Schieffer and Rodney Palmer with Cornerstone Architects, provided a presentation of the project and were available for questions from the commissioners.

b. Staff Report - Keenan Smith presented the staff report which is on file. Staff recommends approval of a COA with the following conditions of approval:

- 1) **Necessary Permits:** Any and all required and applicable City of Dripping Springs Permits shall be obtained prior to beginning work (Site Development Permit; Demo & Building Permits, etc.).
- 2) **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.
- 3) **COA Scoping:** This COA covers the scope and phasing of development concepts submitted (Development Master Plan + Ph. 1 + Ph. 2). Future Phases or minor revisions remaining consistent with the form, scale, character, and development intensity of this COA and the Development Master Plan shall be reviewed and processed as amendments to this COA. Major revisions to form, scale, character, and development intensity shall be reviewed and processed as new or separate COA's.

c. Public Hearing – No one spoke during the Public Hearing.

d. COA2023-0003 – A motion was made by Commissioner Mallett to approve COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes Phase 1- five Cabins & Amenities; Phase

2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one-story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses with staff conditions and recommendations and that protection and stabilization program or restoration of the historic residence happen in Phase I. Commissioner Basset seconded the motion which carried 5 to 0, with Commissioner Bobel recused.

A motion was made by Commissioner Mallett to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with Attorney, regarding Business Agenda Item 3. Commissioner Glosson-Needham seconded the motion which carried unanimously 6 to 0.

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.

- 3. Public hearing and consideration of approval in concept with conditions of COA2023-0003: Application for Certificate of Appropriateness for stabilization and adaptive re-use of existing historic residence for property located in the Old Fitzhugh Road Historic District at 519 Old Fitzhugh Road, Dripping Springs, Texas. Development Master Plan includes Phase 1- five Cabins & Amenities; Phase 2A - New Café Building; Phase 2B- Stabilization & Adaptive Re-use of existing historic dwelling and new one story Addition to rear; and associated parking, site improvements, and infrastructure for Phase 1 & 2 hotel uses. Applicant: Kristin Schieffer**

Commissioner Bobel recused from Executive Session Agenda Item 3.

The Commission met in Executive Session from 5:21 p.m. – 5:30 p.m.

No vote or action was taken during Executive Session. Chair Erickson returned the meeting to Open Session at 5:30 p.m.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

July 6, 2023, at 4:00 p.m.

August 3, 2023, at 4:00 p.m.

September 7, 2023, at 4:00 p.m.

City Council Meetings

June 6, 2023, at 6:00 p.m.

June 20, 2023, at 6:00 p.m.

July 5, 2023, at 6:00 p.m.

July 18, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Bassett to adjourn the meeting. Commissioner Glosso-Needham seconded the motion which carried unanimously 6 to 0.

This special meeting adjourned at 5:41 p.m.