Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Thursday, August 06, 2026, at 4:00 PM

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
Delbert Bassett
Pamela Weinhammer
Steve Mallett

Commission Members Absent
Richard Moore
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials
City Administrator Michelle Fischer
City Attorney Aniz Alani
City Secretary Diana Boone
Mayor Pro Tem Taline Manassian

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. **Consider approval of the July 2, 2026 Historic Preservation Commission regular meeting minutes.**

   A motion was made by Commissioner Mallett and seconded by Commissioner Weinhammer, to approve the July 2, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of COA2026-004, a request for a Certificate of Appropriateness for the rehabilitation and renovation of 299 Mercer Street, with a steakhouse restaurant concept named Thurman's as the proposed adaptive use.** *Applicant: Kristin Schieffer.*

   a. Applicant Presentation

   Applicant Kristin Schieffer presented; and Owner Charlie Haydon and Project Manager Silver Garza were present in the audience to answer questions.

   b. Staff Report

   Staff recommends approval of the Certificate of Appropriateness with the following conditions:

   a. The exterior cladding of all existing elevations must be preserved. Clarify if there will be any repair to the existing rear elevation façade material or if this will remain as-is.
   b.The final colors and materials palette for the new building addition shall be architecturally compatible with the existing building and comply with established Mercer St Design Standards. These materials shall be reviewed & approved by City Staff prior to issuance of Building Permits.
   c. The existing historic windows, doors, and trims along the Mercer Street façade shall be preserved and repaired whenever feasible. Any new or replacement window and door materials, trim colors, and details on all the existing and new building elevations shall be reviewed & approved by City Staff prior to the issuance of Building Permits. These new building elements shall be compatible, consistent, and complementary to the building's history.
   d. Flat roofs may be allowed behind parapets for the proposed building additions per historic districts guidelines; all rooftop equipment shall be screened from view from any adjacent property line, per City Ordinance.
   e. The proposed wall signs in the COA plans will require variances as these exceed the maximum number of permitted wall signs. The proposed weathervane roof sign and middle pole sign are considered appropriate. However, the second triangular exterior pole sign design is not considered historically appropriate, as it was added sometime after the historically contributing period of the National Register- Listed Mercer Historic District (1855-1945).
   f. The proposed storage container needs additional design information and is not a part of this COA. It must be compatible in design and materials with the existing building, and meeting all applicable regulations, codes, and standards.

g. The proposed dumpster shown in the conceptual plan shall be screened from view via an enclosure that will be reviewed for compliance with City Ordinance prior to issuance of City Building permits.

h. The proposed low wall enclosing a portion of the outdoor Mercer patio seating area shall be of a material that is of a consistent color and finish with the proposed trellis canopies and planters on the site for the proposed low wall area.

c. Public Hearing

No one spoke during the public hearing.

d. COA2026-004

A motion was made by Commissioner Mallett and seconded by Commissioner Bassett, to approve the Certificate of Appropriateness with staff recommended conditions. The motion carried unanimously 5 to 0.

3. Discussion and possible action on proposed amendments to the City of Dripping Springs' Historic Preservation Ordinance and Historic District Ordinance.

A motion was made by Commissioner Mallett and seconded by Commissioner Bassett, to approve with changes to require staff approval for rainwater tanks and trash container enclosures. The motion carries 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), 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 5:32 p.m.