



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, January 13, 2022 at 4:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

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

**Commission Members present were:**

Bruce Lewis, Chair  
Dean Erickson, Vice Chair  
Ashley Bobel  
Nichole Prescott

**Commission Member absent was:**

Minnie Glosson-Needham

**Staff, Consultants & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
Senior Planner Tory Carpenter  
Planning Assistant 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 November 4, 2021, and December 2, 2021, Historic Preservation Commission regular meeting minutes.**

**a. November 4, 2021, Minutes** – A motion was made by Commissioner Bobel to approve the November 4, 2021, Historic Preservation Commission regular meeting minutes. Vice Chair Erickson seconded the motion which carried unanimously 4 to 0.

**b. December 2, 2021, Minutes** – A motion was made by Commissioner Bobel to approve the December 2, 2021, Historic Preservation Commission regular meeting minutes. Vice Chair Erickson seconded the motion which carried unanimously 4 to 0.

**BUSINESS**

**2. Public hearing and consideration of approval of COA2021-0009: Application for Certificate of Appropriateness for tree removal for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Applicant: Andrew Dodson, PE**

**a. Presentation** – Applicant Andrew Dodson presented the item and is requesting to keep three (3) of the trees that are living and to remove the remaining dead trees.

**b. Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends removal of all dead trees as listed on the tree survey.

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

**d. COA2021-0009** – A motion was made by Commissioner Prescott to approve COA2021-0009: Application for Certificate of Appropriateness for tree removal of dead trees as listed in the tree survey, for property located at 28495 and 28491 Ranch Road 12, Dripping Springs, Texas. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

**3. Public hearing and consideration of approval of COA2021-0012: Application for Certificate of Appropriateness for the rehabilitation of an existing dwelling and new residential addition for property located in the Hays Street Historic District at 340 Bluff Street, Dripping Springs, Texas. Applicant: Colt Clements**

**a. Presentation** – No presentation was given.

**b. Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the condition that the applicant obtain the required permits prior to beginning work, to include building permits.

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

**d. COA2021-0012** – A motion was made by Vice chair Erickson to approve COA2021-0012: Application for Certificate of Appropriateness for the rehabilitation of an existing dwelling and new residential addition for property located in the Hays Street Historic

District at 340 Bluff Street, Dripping Springs, Texas with conditions as presented by staff. Commissioner Bobel seconded the motion which carried unanimously 4 to 0.

**4. Public hearing and consideration of approval of COA2021-0011: Application for Renewal of Expired Certificate of Appropriateness for which the project scope has not changed, for necessary repairs and exterior alterations for property located at 345 Mercer Street, Dripping Springs, Texas. Applicants: Terry Polk, and Pug and Janet Rippy**

**a. Presentation** – No presentation was given.

**b. Staff Report** – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the condition that the applicant obtain the required permits prior to beginning work, and that approval is for design concept and COA application determination only and staff shall review submittal construction documents for consistency with COA prior to issuance of building permits.

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

**d. COA2021-0011 Renewal** – A motion was made by Commissioner Bobel to approve COA2021-0011: Application for Renewal of Expired Certificate of Appropriateness for which the project scope has not changed, for necessary repairs and exterior alterations for property located at 345 Mercer Street, Dripping Springs, Texas with conditions as presented by staff. Vice Chair Erickson seconded the motion which carried unanimously 4 to 0.

## COMMITTEE REPORTS

**5. Landscape Improvements Committee**  
*Commissioner Minnie Glosson-Needham*

No report at this time.

**6. Parking Lot Improvements Committee**  
*Commissioners Dean Erickson and Tim Brown*

No report at this time.

## 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

### *Historic Preservation Commission*

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

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

April 7, 2022, at 4:00 p.m.

### *City Council & Board of Adjustment Meetings*

January 18, 2022, at 6:00 p.m. (CC)

January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)

February 1, 2022, at 6:00 p.m. (CC & BOA)

February 8, 2022, at 5:00 p.m. (Exceptions & Waivers)

February 15, 2022, at 6:00 p.m. (CC)

February 22, 2022, at 5:00 p.m. (Exceptions & Waivers)

## ADJOURN

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

This regular meeting adjourned at 4:31 p.m.