



# HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, March 03, 2022 at 4:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Vice Chair Erikson called the meeting to order at 4:02 p.m.

**Commission Members present were:**

Dean Erickson, Vice Chair  
Ashley Bobel  
Minnie Glosson-Needham  
Steve Mallett

**Commission Members absent were:**

Nichole Prescott

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

City Administrator Michelle Fischer  
City Treasurer Shawn Cox  
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 January 13, 2022, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett to approve the January 13, 2022, Historic Preservation Commission regular meeting minutes. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

## BUSINESS

2. **Public hearing and consideration of approval regarding COA2022-0001: Application for Certificate of Appropriateness for adaptive reuse of existing homestead and demolition of non-contributing historic structures for property located in the Old Fitzhugh Road Historic District at 505 Old Fitzhugh Road, Dripping Springs, Texas. Applicant: Jon Thompson, J Thompson Professional Consulting**

**a. Applicant Presentation** – Jon Thompson, James Cornetet (Hip Hop Design Studio), and Brandy Wolf (property owner) presented the item.

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

- (1) COA scope is limited to proposed buildings and site work as per the COA application and any future development shall require a separate COA.
- (2) Applicant obtain required city permits – demolition, site development and building permits.
- (3) Site plan and architectural concept development shall be reviewed by staff at site development and building permits for consistency with the approved COA and Old Fitzhugh Road design and development standards.
- (4) Project shall coordinate with city projects – Old Fitzhugh Road Project, city utilities, etc.

**c. Public Hearing** – No one spoke during Presentation of Citizens.

**d. COA2022-0001** – A motion was made by Commissioner Bobel to approve, with staff recommendations, COA2022-0001: Application for Certificate of Appropriateness for adaptive reuse of existing homestead and demolition of non-contributing historic structures for property located in the Old Fitzhugh Road Historic District at 505 Old Fitzhugh Road, Dripping Springs, Texas. Commissioner Glosson-Needham seconded the motion which carried unanimously 4 to 0.

3. **Presentation, discussion and possible action regarding the Historic Preservation Commission Fiscal Year 2023 budget recommendations.**

Shawn Cox presented the staff report which is on file.

No action was taken on this item, and the Commission requested the item be placed on the next agenda for action.

4. **Discuss and consider possible action regarding the Appointment of Officers, chair and/or vice chair, to the Historic Preservation Commission for terms ending June 30, 2022.**

No action was taken on this item, and the Commission requested the item be placed on the next agenda for action.

Vice Chair Erickson will remain as acting chair until an appointment is made.

## COMMITTEE REPORTS

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

No report at this time.

6. **Parking Lot Improvements Committee**  
*Commissioner Dean Erickson*

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 Meetings**

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

May 5, 2022, at 4:00 p.m.

June 2, 2022, at 4:00 p.m..

### **City Council Meetings**

March 15, 2022, at 6:00 p.m.

April 5, 2022, at 6:00 p.m.

April 19, 2022, at 6:00 p.m.

## **ADJOURN**

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

This regular meeting adjourned at 4:59 p.m.