



## Historic Preservation Commission Special Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*DSRP Ranch House – Dripping Springs, Texas*

*Thursday, March 20, 2025, at 4:00 PM*

---

## AMENDED AGENDA

### CALL TO ORDER & ROLL CALL

#### **Commission Members**

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett  
Richard Moore  
Gwyn Sommerfeld

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

City Administrator Michelle Fischer  
Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
City Secretary Diana Boone

### 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.*

### MINUTES

- 1. Consider approval of the February 6, 2025 Historic Preservation regular meeting minutes.**

## BUSINESS AGENDA

2. **Discuss and consider approval of a proposal from the Hays County Master Gardeners for downtown landscaping improvements.** *Lee Little, Hays County Master Gardeners*

## 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), 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.*

## UPCOMING MEETINGS

### **Historic Preservation Commission Meetings**

April 3, 2025, at 4:00 p.m.

April 1, 2025, at 4:00 p.m.

### **City Council Meetings**

March 25, 2025, at 6:00 p.m.

April 1, 2025, at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **March 14, 2025 at 10:00 AM.***

---

*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## Historic Preservation Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Thursday, February 06, 2025, at 4:00 PM*

### **DRAFT MINUTES**

#### **CALL TO ORDER & ROLL CALL**

With a quorum of Commissioners present, Chair Erickson called the meeting to order at 4:12 p.m.

#### **Commission Members Present:**

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Richard Moore  
Gwyn Sommerfeld

#### **Commission Members Absent:**

Steve Mallett

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

City Administrator Michelle Fischer  
Deputy City Attorney Aniz Alani  
Planning Director Tory Carpenter  
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 Presentation of Citizens.

## MINUTES

### 1. **Approval of the November 7, 2024 Historic Preservation Commission Meeting Minutes.**

A motion was made by Vice Chair Bobel and seconded by Commissioner Hunt, to approve the November 7, 2024 meeting minutes. The motion to approve carried unanimously 6 to 0.

## BUSINESS AGENDA

### 2. **Public hearing, discussion, and consideration of approval of a Certificate of Appropriateness for COA2025-001: Dripping Springs Beauty & Co located at 251 Old Fitzhugh Road, in the Old Fitzhugh Road Historic District. Applicant: Courtney Deavers**

#### 1. Presentation

Applicant Courtney Deavers presented and remained in the audience to answer questions.

#### 2. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the following conditions:

- 1) Replacement windows should not have muntin grids. While the remaining historic window has an ornate muntin grid on the upper sash, interior-only simulated muntin grids available on commercial vinyl windows cannot replicate the historic grid pattern and thus should be avoided.
- 2) The historic rafter tails must remain exposed.
- 3) Signage must be approved by the City via a Sign Permit application.

#### 3. Public Hearing

No one spoke during the Public Hearing.

#### 4. COA2025-001

A motion was made by Commissioner Hunt and seconded by Commissioner Moore, to approve the Certificate of Appropriateness with the conditions recommended by staff.

Commissioner Bobel recused herself, stepped away, did not participate in the discussion, and did not vote.

The motion to approve carried 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), 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**

A motion was made by Commissioner Bassett and seconded by by Commissioner Hunt, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 4:41 p.m.