



Historic Preservation Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Thursday, October 02, 2025, at 4:00 PM

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
Senior Planner Sara Varvarigos
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 August 7, 2025 Historic Preservation Commission regular meeting minutes.**

BUSINESS AGENDA

- 2. Presentation and discussion regarding the Status Report on Projects Issued a Certificate of Appropriateness in 2024 and 2025.** *Sara Varvarigos, Senior Planner*
- 3. Demonstration and discussion regarding the Draft City of Dripping Springs Historic Districts Story Map.** *Sara Varvarigos, Senior Planner*

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

November 6, 2025, at 4:00 p.m.

December 4, 2025, at 4:00 p.m.

City Council Meetings

October 7, 2025, at 6:00 p.m.

October 21, 2025, at 6:00 p.m.

November 4, 2025, at 6:00 p.m.

November 18, 2025, at 6:00 p.m.

December 2, 2025, at 6:00 p.m.

December 16, 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, on September 24, 2025 at 4:00 PM.

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 City Hall

511 Mercer Street – Dripping Springs, Texas

Thursday, August 07, 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 4:01 p.m.

Commission Members Present:

Dean Erickson, Chair
Ashley Bobel, Vice Chair
Steve Mallett
Richard Moore

Commssion Members Absent:

Delbert Bassett
Haley Hunt
Gwyn Sommerfeld

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer
Planning Director Tory Carpenter
City Attorney Laura Mueller
Post Oak Preservation Solutions Consultant Ellis Mumford-Russell
Parks & Community Services Director Andy Binz
Senior Planner Sara Varvarigos
TIRZ Project Manager Keenan Smith
City Secretary Diana Boone

PRESENTATION OF CITIZENS

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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. **Discuss and consider approval of the June 5, 2025 Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Moore and seconded by Vice Chair Bobel to approve the June 5, 2025 meeting minutes. The motion to approved carried unanimously 4 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of approval of COA 2025-005, an amended Certificate of Appropriateness for the construction of a new building housing a postal facility and coffee shop and associated outdoor improvements located at 28485 Ranch Road 12 in the Old Fitzhugh Road Historic District. Applicant: Rena and Alex Gabrielides**

a. Applicant Presentation

Project Architect, Kevin Herron presented on behalf of the applicants. Applicants were also present in the audience to answer any questions.

b. Staff Report

Post Oak Preservation Solutions Consultant Ellis Mumford-Russell presented and recommended approval with the condition that applicant file a separate Certificate of Appropriateness for the ice and vending machine structure.

c. Public Hearing

No one spoke during the Public Hearing.

d. COA 2025-005

A motion was made by Vice Chair Bobel and seconded by Commissioner Mallett to approve the Certificate of Appropriateness with the recommended condition. The motion carried 4 to 0.

3. **Update on the Mercer Street Paseo Project near the downtown restrooms. Keenan Smith, TIRZ Project Manager**

Project Manager Keenan Smith presented the update. No action was taken.

CLOSED SESSION

A motion was made by Commissioner Mallett and seconded by Vice Chair Bobel to go into Closed Session for item 4, under section 551.071. The motion carried unanimously 4 to 0.

Closed Session began at 4:32 p.m.

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.

4. Consultation with Attorney regarding legal issues related to code violations within the Hays Street Historic District. Consultation with Attorney, 551.071

Closed Session ended at 4:44 p.m.

No action was taken during Closed Session.

ADJOURN

Chair Erickson adjourned the meeting at 4:44 p.m.