

Minutes
March 6, 2017
Regular Meeting
Historic Preservation Commission
City of Dripping Springs

A regular meeting of the City of Dripping Springs Historic Preservation Commission was held Monday, March 6, 2017, beginning at 5:30 PM in the City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

COMMISSION:

Melissa Oehler - Chair
Kathryn Chandler - Vice Chair
Nicholas Dotin
Doyle Fellers
Emilie Kopp
Bruce Lewis
Kelli Tucker

STAFF:

Michelle Fischer, City Administrator
Rachel Goodnight, Administrative Assistant
Keenan Smith, Exterior Design, Architectural & Land Planning Consultant

Commission Chair Oehler calls the meeting to order at 5:32 PM. All present except for Commissioner Doyle Fellers. Also present is Development Coordinator Lali Rambeau.

II. PRESENTATION BY CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit on each citizen wishing to speak. No one speaks.

III. CONSENT ITEMS

Discussion and possible action regarding:

- A. Approval of Regular Meeting Minutes, February 6, 2017

Minutes have not been completed and are asked to be put on a later agenda.

IV. BUSINESS

Discussion and possible action regarding:

- A. **Application for a Certificate of Appropriateness for Door, Parking,**

Walkway, and Wall at 750 Old Fitzhugh Road, Glenn and Linda Weichert, Applicant

1. Presentation- Linda Weichert presents on ADA accessibility of the walkway, location of the additional parking, and functional purpose of the wall to redirect water that can flood the area.
2. Staff Report- Keenan Smith, report on file, Recommended Conditions: 1) Other City Permits & requirements to be assessed (Site Development, Signs, Lighting, etc). 2) Front Parking Wall to be Native Stone Masonry
3. Public Hearing- No one speaks.
4. Certificate of Appropriateness

Commission Chair Oehler asks about the applicants plan for the wall. Applicant says she would prefer to do stucco, but she would be willing to switch to native stone.

Commission Chair Oehler asks Consultant Keenan Smith what he was referring to in his report when he discussed catching up approvals. City Administrator Michelle Fischer clarifies that, apart from the wall, most of the exterior work is largely completed. The sidewalk and parking lot are not, and they may require a site plan.

Commission Chair Oehler asks about the additional parking and the use changes. Consultant Smith refers to the City's Zoning Ordinance that addresses these items.

Commission Chair Oehler and Consultant Smith discuss stucco versus natural stone being used for the wall.

Commissioner Dotin motions to approve the Certificate of Appropriateness with staff recommendations. Commission Vice Chair Chandler seconds. Vote 6:0 in favor, motion passes.

B. Application for a Certificate of Appropriateness for Doors and Decks at 505 Old Fitzhugh Road, Jay Vickers, Applicant

Commissioner Kopp recuses herself at 5:57 PM and steps away from the dais.

1. Presentation- Jay Vickers.
2. Staff Report- Keenan Smith, report on file, Staff Recommendations for conditions of approval:" 1) Scope of Approval shall be limited to Door Replacement & Decks. 2) All City Permit requirements (Site Development, Building Permit, etc) shall be assessed. 3) A comprehensive COA Application for development vision, phasing, and the anticipated balance of "Phase I" Improvements shall be prepared for HPC Review & Approval.

3. Public Hearing- Sherrie Watts, 515 Old Fitzhugh Road, asks about the specific location of the deck. Staff shows her images of the plans.
4. Certificate of Appropriateness

Development Coordinator Lali Rambeau says she feels strongly that the applicant needs a comprehensive plan for the project.

Commissioner Dotin asks about the square footage and the height of the deck. The applicant says it is proposed to be 800 square feet and 28 inches high.

Commissioner Dotin motions to approve the Certificate of Appropriateness with staff recommendations. Commissioner Lewis seconds. Vote 5:0:1 in favor, motion passes.

Commissioner Kopp returns to the dais at 6:23 PM.

Items C., D., E., and F. are discussed together

Commissioner Doyle Fellers arrives at 6:50 PM.

- C. Proposed Landscape Plan and Contract with Landscaper for Historic District Landscaping and Pedestrian Improvements, *Brent Luck, Luck Design Team***
- D. Proposed Banners for Mercer Street Pedestrian Light Poles**
- E. Proposed Modification to Mercer Street District Monument Sign Panels**
- F. Proposed Old Fitzhugh Road Historic District Signage at Intersection of Ranch Road 12 and Old Fitzhugh Road**

Presentation- Brent Luck.

The Commission discusses creating a clearer vision for a landscaping plan and creating a design standard for proposed and future signage in the Historic District.

No action on items C through F; the Commission will plan a workshop to further discuss the Mercer Street plans and contract.

- G. Spring Store Front Competition for Historic Districts**

Commission Chair Melissa Oehler gives an overview of the idea. No action taken.

- H. Proposed Amendment to Fiscal Year 2017**

No action taken.

I. Creation of Additional Commission Committees

No action taken.

V. 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 Commission does not enter Executive Session.

VI. ANNOUNCEMENTS

- A. Regular City Council Meeting, March 21, 2017: Workshop 5:30pm/7:00pm Meeting
- B. Regular Historic Preservation Commission, April 3, 2017 at 5:30pm

Commission Chair Oehler adjourns the meeting at 7:45 PM.