

# Historic Preservation Commission Meeting Minutes

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A regular meeting of the City of Dripping Springs Historic Preservation Commission was held Monday, February 2, 2015, beginning at 5:30 PM in the City Hall, 511 Mercer Street, Dripping Springs, Texas.

## I. CALL TO ORDER AND ROLL CALL

### COMMISSION:

Ted Lehr - Chair

Kristi Graham

John Holdridge

John McIntosh - Vice Chair

Charlie Haydon

Karl Seelbach

Kathryn Chandler

### STAFF:

Michelle Fischer, City Administrator

Kerri Craig, City Secretary

Jon Thompson, Planning Director

Keenan Smith, Exterior Design, Architectural & Land Planning Consultant

Natasha Martin, Assistant City Attorney

Commission Chair Ted Lehr called the meeting to order at 5:32pm. All present; Commissioner Karl Seelbach arrived at 5:39pm.

## 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. 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).*

## IV. CONSENT ITEMS

*Discussion and possible action regarding:*

- A. Approval of Regular Meeting Minutes, January 5, 2015

Commission Chair Ted Lehr tables this item because the Commission members have not reviewed it on Boardbook.

## V. BUSINESS

*Discussion and possible action regarding:*

- A. Reconsideration of Ordinance No. 1295.12: An Ordinance of the City of Dripping Springs Creating the Hays Street Historic District and Amending the Official Zoning Map

- 1. Staff Report – City Administrator Michelle Fischer and Planning Director Jon Thompson provide an overview of this item.

2. Public Hearing

Jerry Mooney – Requests that their property be removed from the proposed historic district.

Elizabeth Mooney - Requests that their property be removed from the proposed historic district.

3. Ordinance No.1295.12 – Commission discusses the property lines, the Mooney property and the role of the Historic Preservation Commission. Commissioner John McIntosh motions to approve the removal of the Mooney property from the historic district boundary. Commissioner Kathryn Chandler seconds. VOTE: 5-2 against removing the Mooney’s property from the historic district. Motion fails. Commissioner Kathryn Chandler motions to approve the proposed Hays Street Historic District without removing the Mooney property. Commissioner Charlie Haydon seconds. VOTE: 6-1 in favor, Commissioner John McIntosh votes Nay, motion passes.

City Administrator Michelle Fischer, Planning Director Jon Thompson, and Planning Consultant Keenan Smith provide a presentation covering agenda items B, C, D, and E.

B. Resolution No. 2015-10: A Resolution Of The City Of Dripping Springs Amending The Historic Preservation Program Implementation Manual To Include Design And Development Standards For Historic Districts

1. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
2. Public Hearing – No one speaks.
3. Resolution No. 2015-10 – Commissioner John McIntosh motions to approve staff’s recommendations. Commissioner Karl Seelbach seconds. VOTE: 7-0 in favor, motion passes.

C. Ordinance No. 1290.04: An Ordinance Of The City Of Dripping Springs, Amending The Historic Preservation Ordinance, Chapter 24, Article 24.07 Of The Code Of Ordinances, Providing For Site Plan Review By The Historic Preservation Commission; And Providing For The Following: Findings Of Fact, Enactment, Repealer, Severability, Codification, Effective Date, And Proper Notice & Meeting

1. Staff Report – Planning Director Jon Thompson and Planning Consultant Keenan Smith provide an overview of site plans, certificates of appropriateness, base zoning and the alternative design process, per Commission Chair Ted Lehr’s request.
2. Public Hearing – No one speaks.
3. Ordinance No.1290.04 – Commissioner Charlie Haydon motions to approve Ordinance 1290.04. Commissioner John McIntosh seconds. Vote: 7-0 in favor, motion passes. Assistant City Attorney Natasha Martin states that the ordinance does not state that incentives can be applied to alternative design certificates of appropriateness applications. City Administrator Michelle Fischer states that the Commission can make a motion to specify that incentives can be applied to alternative design applications. Commissioner Charlie Haydon motions to approve allowing incentives to be applied to alternative design certificates of appropriateness. Commissioner Karl Seelbach seconds. VOTE: 7-0 in favor, motion passes.

D. Historic Overlay District: Ordinance No. 1220.99: An Ordinance of the City Of Dripping Springs, Amending the Zoning Ordinance, Chapter 30 of the Code Of Ordinances, Altering the Zoning Classifications of Certain Real Property in the City Limits by Creating and Applying a Historic Overlay District upon certain Historic Areas, upon request of the Historic Preservation Commission; Adding the Zoning Designation Historic Overlay (HO) to the Use Chart; Amending the Official Zoning Map to Reflect Changes of the Zoning Classification of Certain Properties; and Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Codification, Effective Date, and Proper Notice & Meeting

1. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
2. Public Hearing

Barry Haydon – Would like to know more about what would be allowed in the overlay, such as high end residential developments.

3. Ordinance No. 1220.99 – Commission discusses the process for demolition requests, the historical integrity of the properties in the overlay and the review procedure for high end residential developments. Commissioner John McIntosh motions to approve staff's recommendation. Commissioner Karl Seelbach seconds. VOTE: 7-0 in favor, motion passes.

E. Resolution No.2015-11: A Resolution Of The City Of Dripping Springs Amending The Incentives For Historic Districts And Landmark Designation, Zoning, Restoration, And Preservation

1. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
2. Public Hearing – No one speaks.
3. Resolution No. 2015-11 – Commissioner Kristi Graham motions to approve Resolution 2015-11. Commissioner Karl Seelbach seconds. VOTE: 7-0 in favor, motion passes.

## VI. ANNOUNCEMENTS

- A. Special Planning and Zoning Commission Meeting, February 5, 2015 at 6:00 p.m.
- B. Regular City Council Meeting, February 10, 2015 at 5:30pm
- C. Regular City Council Meeting, February 17, 2015 at 6:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, February 24, 2015 at 7:00pm
- E. Regular Historic Preservation Commission Meeting, March 2, 2015 at 5:30pm

## VII. ADJOURN

Commissioner Karl Seelbach motions to adjourn the meeting. Commissioner Kristi Graham seconds. VOTE: 7-0 in favor, motion passes. Meeting adjourns at 8:00pm.