

**MINUTES**  
**CITY OF DRIPPING SPRINGS**  
**HISTORIC PRESERVATION COMMISSION**  
**Monday, June 2, 2014**  
**Regular Meeting**  
**City Hall, 511 Mercer Street**  
**Dripping Springs, Texas**

**I. MEETING CALLED TO ORDER AND ROLL CALL**

Chairman Ted Lehr calls the meeting to order at 5:32 pm and takes roll call. Present: Commissioner Ted Lehr – Chair; Commissioner John McIntosh-Vice Chair; Commissioner Kathryn Chandler; Commissioner Kristi Graham; Commissioner Charlie Haydon; and Commissioner John Holdridge. Absent: Commissioner Karl Seelbach. Also present is City Administrator Michelle Fischer and Land Planning Consultant Sallie Burchett with the City Attorney’s office.

**II. PRESENTATION BY CITIZENS**-none given.

**III. CONSENT**

*Discussion and Possible action regarding:*

- A. Approval of Regular Meeting Minutes, April 7, 2014**-no action takes since the minutes have not been completed.

**IV. BUSINESS**

*Discussion and Possible action regarding:*

**A. Certificate of Appropriateness for Signage at Mercer Street Dance Hall, located at 332 Mercer Street, Nicholas Dotin, Applicant**

- 1. Presentation**-Mr. Dotin gives an overview of his application to install a changeable copy sign. He states that the sidewalk sign is not adequately visible and has been run over in the past. He states that the sign is needed because many of his customers do not use the internet or social media.
- 2. Staff Report**-Ms. Fischer reports that she supports the certificate of appropriateness and sign variance request, or as an alternative, a variance to allow a sidewalk sign in the right of way could be considered.
- 3. Public Hearing**-no one speaks.
- 4. Certificate of Appropriateness**-Commissioners state that they prefer the changeable copy sign to a sidewalk sign in the right of way; they believe the business has a hardship due to it being set so far back from the road, and that it can be treated as a unique business since the entertainment changes daily. Commissioner Holdridge states that as the market changes, we need to change and we need to promote, not hinder businesses. Ms. Fischer comments that the Commission can consider a time limit on the variance and can restrict the use of sidewalk signs, banners or special event signs. Commissioner Chandler states that she trusts the applicant’s taste and the Commission should be helping businesses in Mercer Street. Commissioner Lehr states that he would be more comfortable with the request if he had a better picture of what the sign

will look like. Commissioner Chandler makes a motion to approve the Certificate of Appropriateness with the condition that the changeable copy sign match the existing “dance hall” sign in color and materials and contingent that a better drawing be submitted for the Planning & Zoning Commission meeting, seconded by Commissioner Haydon. Commissioner Lehr suggests that there could be a two year time limit, Keenan Smith could review the sign, the City’s lighting consultant could review the sign, and the permit expires if there is a change in ownership of the business or use of the building. Commissioner Chandler and Commission Haydon accept the friendly amendment to the motion. VOTE: all in favor. The motion is carried.

**B. Certificate of Appropriateness for Signage for Gary Garnett Automotive, located at 404 Mercer Street, Gary Garnett, Applicant**

1. **Presentation**-none.
2. **Staff Report**-Ms. Fischer states that the application is to replace with existing sign panel with a new one and no changes to the sign structure will be made. She recommends approval.
3. **Public Hearing**-no one speaks.
4. **Certificate of Appropriateness**-Commissioner Haydon makes a motion to approve the Certificate of Appropriateness, seconded by Commissioner Chandler. VOTE: all in favor. The motion is carried.

**C. Application to Texas Historical Commission to Become Certified Local Government**-Commissioners review the requirements and ask City Staff to determine a cost estimate for the application and amending the Historic Preservation Ordinance if needed, and to provide the Commission with additional information on the obligations and potential funding that come with being a certified local government. Commissioners discuss the possibility of having a member report to City Council monthly on the application and the Commission’s activity. No action taken.

**D. Proposed Amendments to the Historic District Ordinance and Zoning Ordinance related to Historic District and Landmark Uses**-Commissioners discuss with Ms. Burchett ways the City could amend the Historic District Ordinance to increase its ability to regulate certain land uses and things not currently addressed in the Code of Ordinances. Commissioners wish to encourage pedestrian oriented retail businesses. Ms. Burchett states that she will report at the next meeting on possible overlay regulations, best practices, and amendments to the current incentives in the Historic District. No action taken.

**E. Mercer Street Community Giving Tree**

1. **Fundraising**
2. **Distribution of Posters and Brochures**
3. **Proposals for Landscape Architectural Services for Mercer Street Community Giving Tree Wall Improvements**

**F. Mercer Street Improvement Project Phase 2**

- 1. Proposals for Landscape Architectural Services for Mercer Street Landscaping Improvements**
- 2. Pedestrian Enhancements & Landscaping**
- 3. Cost Estimates**
- 4. Fundraising**
- 5. Special Events**
- 6. Publicity**

Items E and F are discussed together. Commissioner McIntosh makes a motion to recommend that the City Council approve the proposal for a landscape plan from Luck Design Team for \$1,700 and to have City Staff work with Keenan Smith, Commissioner Chandler, and City Engineer Rick Coneway to develop a concept plan on the Giving Tree and wall, seconded by Commissioner Holdridge. VOTE: all in favor. The motion is carried.

- G. Update on City of Dripping Springs STP MM CAMPO Project CSJ: 0914-33-065: Mercer Street Pedestrian Improvement Project (Phase 1) –Ms. Fischer reports on the status of the project.**

**V. ANNOUNCEMENTS**

- A. Regular City Council Meeting, June 10, 2014, 5:30 p.m.
- B. Regular Historic Preservation Commission Meeting, July 7, 2014, 5:30 p.m.

- VI. ADJOURN-**Commissioner Graham makes a motion to adjourn, seconded by Commissioner Haydon. VOTE: all in favor. The motion is carried and the meeting is adjourned at 7:42 pm.