



Planning & Zoning Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Tuesday, June 25, 2024, at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:00 p.m.

Commission Members

Chair Mim James

Vice Chair Tammie Williamson, *arrived at 6:10*

Christian Bourguignon

Doug Crosson, *not present*

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

Deputy City Attorney Anis Alani

City Secretary Diana Boone

IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

Commissioner Shumway led the Pledge of Allegiance

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 seven (7) copies; if seven (7) 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 Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

BUSINESS AGENDA

- 1. Discuss and consider approval of an extension for the Conditional Use Permit for CUP2024-0003 to allow the continued use of a tent at 27950 Ranch Road 12.** *Applicant: Erin Banks, Banks & Associates*

a. Applicant Presentation – Item was presented by Erin Banks with Banks & Associates, and owner Whit Hanks. The applicant requested an extension of up to 2 years of Conditional Use Permit to continue use of a tent.

b. Staff Report – Planning Director Tory Carpenter presented the staff report which is on file. Staff recommended a 6 month extension with an expiration date of December 14, 2024 with the following conditions:

1. The property shall adhere to all City codes.
2. The Conditional Use Permit shall expire on December 14, 2024.
3. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.
4. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.
5. Delivery trucks shall limit traffic through the Grand Prairie subdivision.

c. Public Hearing - Carrie Napiorkowski spoke objecting to the extension. Stating that the tent has been in place for 4 years which is not considered temporary.

d. CUP Extension

A motion was made and restated by Commissioner Bourguinon seconded by Commissioner Foster to recommend to council approval of a 2-year extension with the condition that completed building permit application be submitted by March 15, 2025, if condition is not met applicant must vacate within 30 days. A motion to amend was made by Vice Chair Williamson to include the conditions recommended by staff. Vote was 3 ayes to 3 nays, no recommendation.

An alternative motion was made and restated by Commissioner Shumway seconded by Commissioner Strong to recommend to council approval of a 2-year extension of Conditional Use Permit subject to submittal of completed building permit application by March 1, 2025, meeting all CUP requirements, and to include staff recommendations; if completed application is not submitted by March 1, 2025, the tent must come down. Motion carried unanimously 6 to 0 to approve recommendation.

- 2. Approval of the April 23, 2024, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Foster seconded by Vice Chair Williamson to approve the Planning & Zoning Commission minutes for the April 23, 2024, meeting. Motion carried 4 to 0 to 2 with Commissioners Strong and Bourguinon abstaining.

PLANNING REPORTS

Reports listed are on file and available for review upon request. The Commission may provide staff direction; however, no action shall be taken.

3. Planning Department Report

Report is on file.

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 Planning and Zoning Commission did not meet in Closed Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

July 23, 2024, at 6:00 p.m.

August 27, 2024, at 6:00 p.m.

September 24, 2024, at 6:00 p.m.

City Council & Board of Adjustment Meetings

July 2, 2024, at 6:00 p.m.

July 16, 2024, at 6:00 p.m.

August 6, 2024, at 6:00 p.m.

August 20, 2024, at 6:00 p.m.

September 3, 2024, at 6:00 p.m.

September 17, 2024, at 6:00 p.m.

ADJOURN

A motion to adjourn the meeting was made by Commissioner Strong and seconded by Vice Chair Williamson. Motion carried unanimously 6 to 0.

Meeting was adjourned at 7:42 p.m.