



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, February 24, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Eugene Foster

Douglas Shumway

Evelyn Strong

Commission Members Absent

Doug Crosson

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

Mayor Pro Tem Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shumway.

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and regarding issues not on the agenda and two (2) minutes per item on the agenda may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the Commission or City staff.

- 1. Consider approval of the January 27, 2026 Planning & Zoning Commission special meeting minutes.**

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to approve the January 27, 2026 meeting minutes.

The motion to approve carried 5 to 0, with 1 abstention by Commissioner Bourguignon.

BUSINESS AGENDA

- 2. Public hearing, discussion, and recommendation for VAR2026-002: variance request to construct an accessory structure within the rear building setback at 613 Hazy Hills Loop in the Headwaters subdivision development. Applicant: Carlos Castillo on behalf of Corey King, property owner.**

- a. Applicant Presentation

Carlos Castillo, spoke and requested a variance to construct a pergola within the setback. Property owner Corey King was in the audience to answer questions.

- b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended denial of the variance request.

- c. Public Hearing

Sebastian Fedorink with 37th Aluminum spoke in support of the variance and referenced permit processing timelines and setback limitations and noted that changes may be considered if recommended.

- d. Variance

A motion was made by Commissioner Bourguignon and seconded by Commissioner Strong, to recommend denial of variance as submitted.

The motion carried unanimously 6 to 0.

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. *Tory Carpenter, Planning Director*

Planning Director Tory Carpenter presented the update.

No action was taken.

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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 commission did not meet in Closed Session.

ADJOURN

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

The meeting was adjourned at 6:54 p.m.