



Planning & Zoning Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Tuesday, January 23, 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 present were:

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Commission Members absent were:

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter

City Attorney Laura Mueller

IT Director Jason Weinstock

City Planner Warlan Rivera

Architectural Consultant Keenan Smith

PLEDGE OF ALLEGIANCE

Commissioner Bourguignon led the Pledge of Allegiance to the Flag.

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 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.

BUSINESS AGENDA

Via unanimous consent, Business Items 1 and 2 were presented together, with public hearings and votes held separately.

1. Public hearing and recommendation regarding an Application for an Alternative Exterior Design to allow a building height in excess of 40 feet for the St. Martin de Porres Catholic Church located at 230 Post Oak Drive. Applicant: Daniel Pesek

a. Applicant Presentation – Applicant Danny Pesek gave a presentation which is on file.

b. Staff Report – Keenan Smith presented the staff report which is on file. Staff recommends approval of the application with the following conditions:

- 1) “Approval in Concept” of the Alternative Exterior Design with all proposed features as submitted.
- 2) Building Permit submittal shall be reviewed for overall consistency with the approved Alternative Exterior Design prior to issuance of Building Permits.
- 3) Pedestrian Amenities (Entry Plaza, Pedestrian Walkways) shall be substantially constructed with the proposed new church.

c. Public Hearing – No one spoke during the Public Hearing.

d. Recommendation – A motion was made by Commissioner Bourguignon to approve an Application for an Alternative Exterior Design to allow a building height in excess of 40 feet for the St. Martin de Porres Catholic Church located at 230 Post Oak Drive with staff recommendations as presented. Commissioner Foster seconded the motion which carried unanimously 5 to 0.

2. Public hearing and recommendation regarding VAR2023-0007: an application for a variance to section 3.14.3 of the zoning ordinance to allow a building height in excess of 40 feet the St. Martin de Porres Catholic Church located at 230 Post Oak Drive. Applicant: Daniel Pesek

a. Applicant Presentation – Applicant Danny Pesek gave a presentation which is on file.

b. Staff Report – Warlan Rivera presented the staff report which is on file. Staff recommends approval of the application with the following conditions:

- 1) The property shall be annexed into the City Limits; and
- 2) The property shall be combined into a single platted lot.

c. Public Hearing – No one spoke during the Public Hearing.

d. Recommendation – A motion was made by Commissioner Bourguignon to approve VAR2023-0007: an application for a variance to section 3.14.3 of the zoning ordinance

to allow a building height in excess of 40 feet the St. Martin de Porres Catholic Church located at 230 Post Oak Drive with the following conditions:

- 1) The property shall be annexed into the City Limits; and
- 2) The St. Martins Subdivision be platted into one single lot.

Commissioner Crosson seconded the motion which carried 4 to 1, with Vice Chair Williamson opposed.

3. Discuss and consider approval of the November 28, 2023, Planning & Zoning Commission regular meeting minutes.

Chair James requested corrections to the vote for Business Agenda Item 5, to read 6 to 1, with Chair James opposed.

A motion was made by Vice Chair Williamson to approve the November 28, 2023, Planning & Zoning Commission regular meeting minutes with corrections. Commissioner Foster seconded the motion which carried unanimously.

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 Commission did not meet in Closed Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

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

March 26, 2024, at 6:00 p.m.

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

City Council & Board of Adjustment Meetings

February 6, 2024, at 6:00 p.m. (CC & BOA)

February 20, 2024, at 6:00 p.m. (CC)

March 5, 2024, at 6:00 p.m. (CC & BOA)

March 26, 2024, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Vice Chair Williamson to adjourn the meeting. Commissioner Foster seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:25 p.m.