



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, September 23, 2025, 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 6:02 p.m.

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Eugene Foster

Douglas Shumway

Evelyn Strong (*arrived at 6:04 p.m.*)

Commission Members Absent

Christian Bourguignon

Doug Crosson

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Diana Boone

Senior Planner Sara Varvarigos

IT Director Jason Weinstock

Mayor Pro Tem Taline Manassian

Building Permit Technician Rebecca Foxhoven

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair James

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 the 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. Approval of the July 22, 2025 Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to approve the July 22, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0. Commissioner Strong was not present to vote on this item.

BUSINESS AGENDA

2. Public hearing and consideration of recommending an Ordinance approving a Zoning Map Amendment regarding ZA2025-001: Rezoning the tract from Agriculture (AG) to General Retail with a Conditional Overlay (GR-CO) for the 4.98 acres located at 126025 Ranch Road 12. Applicant: Angie and Brad Mendenhall, MBARR Holdings LLC

Commissioner Strong arrived at the start of the applicant presentation.

a. Applicant Presentation

Angie Mendenhall presented and remained in the audience to answer questions as needed.

b. Staff Report

Sara Varvarigos presented the staff report and recommended approval of zoning amendment and conditional overlay as presented.

c. Public Hearing

Donna Sheehan spoke regarding concern for property value for adjacent residence.

d. Ordinance

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to approve rezoning with staff recommendation. The motion to approve carried unanimously 5 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*

No action was taken.

CLOSED SESSION

A motion was made by Chair James and seconded by Commissioner Strong, to go into Closed Session for item 4, under sections 551.071 and 551.087. The motion carried unanimously 5 to 0.

Closed Session began at 6:45 p.m.

Closed Session ended at 7:04 p.m.

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.

4. Consultation with Attorney related to legal issues in development agreement and planned development district process and Deliberation Regarding Economic Development Negotiations. *(551.071, Consultation with Attorney; 551.087, Economic Development).*

ADJOURN

A motion was made by Commissioner Strong and seconded by Commissioner Foster, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 7:05 p.m.