



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, October 28, 2025, at 6:00 PM

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

Christian Bourguignon

Doug Crosson

Douglas Shumway

Commission Members Absent

Eugene Foster

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Diana Boone

Deputy City Attorney Aniz Alani

Senior Planner Sara Varvarigos

Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

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 September 23, 2025 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Williamson and seconded by Commissioner Shumway, to approve the September 23, 2025 meeting minutes. The motion to approve carried 3 to 0, with 2 abstentions by Commissioners Crosson and Bourguignon.

BUSINESS AGENDA

- 2. Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group for the Ranch Court (ATX RR12) Planned Development District and Annexation request located 26700 Ranch Road 12. Applicant: Abby Gillfillan, Lionheart Places; Jake Heffelfinger and Jorge Canavati, ATX Capital**

No action taken.

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 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), 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 Crosson and seconded by Vice Chair Williamson, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

The meeting adjourned at 6:48 p.m.