



Planning & Zoning Commission Regular Meeting

City of Dripping Springs City Hall

Council Chambers, 511 Mercer Street – Dripping Springs, Texas

Tuesday, May 27, 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 6:04 p.m.

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Eugene Foster

Evelyn Strong

Commission Members Absent

Doug Crosson

Douglas Shumway

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Diana Boone

IT Director Jason Weinstock

Mayor Bill Foulds, Jr.

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 April 22, 2025 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Foster and seconded by Commissioner Bourguignon, to approve the April 22, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0, with 1 abstention by Commissioner Strong.

BUSINESS AGENDA

- 2. Public hearing, discussion, and consideration of recommendation for VAR2025-002: a variance request to allow a commercial building associated with the Dripping Springs Sports Club to be larger than the 100,000 square feet limit in the Planned Development District No. 6 zoning district for a property located at the northwest intersection of Canyonwood Drive and US 290. Applicant: Drew Rose, DSSC Equity, LLC**

a. Applicant Presentation

Drew Rose presented.

b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval of the variance request with the following conditions:

1. The applicant must provide 8-foot masonry screening in the form of stone or brick, as best determined by the Development Review Committee (DRC), along the eastern and northern property boundaries consistent with Section 5.10.1 of the Zoning Ordinance.
2. The applicant shall submit an Alternative Exterior Design application for review and approval prior to submitting a site development application.

c. Public Hearing

The following people spoke concerning the variance:

Theodore Crawford, against variance
Andrea Cornelison, against variance
Evan Payne, against variance
Lee Carlson, against variance
Michael Hayden, against variance

Ashley Gross, in favor of variance
Stephanie Hayden, against variance
Clint Newman, against variance

d. Recommendation

A motion was made by Commissioner Strong and seconded by Chair James, to recommend approval per staff recommendation with conditions, including masonry wall. The motion to recommend approval carried 3 to 2 with Commissioners Bourguignon and Foster voting against.

- 3. Discuss and consider approval of a Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for an ADA Transition Plan.**
- 4. Discuss and consider approval of a Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for Citywide High Visibility Crosswalks.**

Items 3 and 4 were presented together.

A motion was made by Commissioner Bourguignon and seconded by Vice Chair Williamson to approve items 3 and 4 as presented. 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.

- 5. City Attorney Report -- Wastewater Permit and related updates.** *Laura Mueller, City Attorney*

No action taken.

- 6. 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 Strong and seconded by Vice Chair Williamson, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

The meeting adjourned at 7:38 p.m.