



Planning & Zoning Commission Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership
Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

Tuesday, April 22, 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
Christian Bourguignon
Eugene Foster
Douglas Shumway

Commission Members Absent:

Doug Crosson
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Diana Boone
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 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. **Consider approval of the March 26, 2025 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Williamson and seconded by Commissioner Shumway, to approve the March 26, 2025 minutes with an edit to a clerical error to the attendance, changing the word “present” to “absent”.

The motion to approve carried unanimously 5 to 0.

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

Applicants Drew Rose and Luke Axtell presented. Jeff Eubanks, Ethan Glass, and Landon McClellan were present in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended to either postpone or approve 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

Jason Cortan spoke in favor of the variance.

d. Recommendation

A motion was made by Commissioner Foster and seconded by Commissioner Bourguignon, to postpone to date certain, May 27, 2025.

The motion carried 4 to 0, with one (1) recusal by Commissioner Shumway.

In preparation for the May meeting, Chair James requested additional information from the applicant including a plan for tree preservation, lighting in accordance with the City of Drippings Dark Sky Ordinance, site access, and building design.

3. **Presentation, discussion, and direction to staff regarding PDD2024-001 the Farmstead at Caliterra Planned Development District No. 9 Amendment.** *Applicant: Quynn Dusek, Carlson, Brigrance and Doering, Inc.*

Discussion only. No action was taken.

- a. Applicant Presentation
- b. Staff Presentation
- c. Public Hearing
- d. Staff Direction

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.

4. **Planning Department Report:** Tory Carpenter, Planning Director

No action was taken. Report is on file.

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

The meeting adjourned at 7:41 p.m.