



Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, March 24, 2026, 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

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Commission Members Absent

Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Strong.

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 February 24, 2026 Planning & Zoning Regular Meeting Minutes.

A motion was made by Commissioner Strong and seconded by Vice Chair Williamson, to approve the February 24, 2026 minutes. The motion to approve carried unanimously 6 to 0.

BUSINESS AGENDA

2. Public hearing, discussion, and consideration of approval of VAR2026-003: a variance request to reduce the lot size requirement for the property located at 11704 Crumley Ranch Road. Applicant: John Thompson on behalf of Phillip Lee, Lee Brothers Ranch, LLC, property owner.

a. Applicant Presentation

Presented by John Thompson and property owner Phillip Lee. Contractor Andy Vasques with Villa Vista Homes was present in the audience to assist with questions.

b. Staff Report

Senior Planner Sara Varvarigos presented the Staff Report and recommended approval of variance request with conditions. Staff noted that although the applicant checked “city limits” on the application form, the property located at 11704 Crumley Ranch Road is in the City’s ETJ, not within City limits.

c. Public Hearing

No one spoke during the Public Hearing.

d. Variance

A motion was made by Commissioner Crosson and seconded by Vice Chair Williamson, to approve the variance request subject to the lot being served by an advanced on-site sewage facility, and use surface water or rainwater for drinking water purposes, and use the existing well for non-potable water uses. The motion to approve carried unanimously 6 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

Planning Director Tory Carpenter presented the report. The 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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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 carried unanimously 6 to 0.

The meeting was adjourned at 7:17 p.m.