



Planning & Zoning Commission Regular Meeting

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

Tuesday, December 10, 2024, 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 6:01 PM.

Commission Members Present:

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Diana Boone
Building Official Shane Pevehouse
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 October 22, 2024 Planning and Zoning Meeting Minutes.**

A motion was made by Commissioner Bourguinon and seconded by Commissioner Crosson, to approve the October 22, 2024 meeting minutes. The motion to approve carried unanimously 7 to 0.

2. **Discuss and consider approval of the 2025 Planning & Zoning Commission meeting calendar.**

A motion was made by Commissioner Bourguinon and seconded by Commissioner Shumway, to approve the 2025 meeting calendar with one change: move the November 25th meeting to Monday, November 17, 2025. The motion to approve carried unanimously 7 to 0.

BUSINESS AGENDA

3. **Public hearing and recommendation of VAR2024-009: a variance request to allow a single-family residence building within the side setback at 406 Sue Peaks. Applicant: Travis Schirpik, Meritage Homes**

a. Applicant Presentation

Applicant Travis Schirpik spoke, requested side setback variance, and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented, along with Building Official Shane Pevehouse. Staff recommends approval with the condition that all necessary improvements be made prior to the issuance of a Certificate of Occupancy.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Shumway and seconded by Commissioner Strong, to approve the variance as presented per staff recommendation. The motion to approve carried unanimously 7 to 0.

4. **Public hearing and consideration of VAR2024-011: a subdivision variance request to allow a flag lot within the Morganville Subdivision located at 403 KC Memory Lane. Applicant: Jon Thompson**

a. Applicant Presentation

Applicant Jon Thompson spoke, requested a variance, and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends approval as submitted.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Strong and seconded by Commissioner Crosson, to approve the variance. The motion to approve carried unanimously 7 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. Planning Department Report

Informational. No action was taken.

Vice Chair Williamson and Commissioner Foster will be representing the Planning & Zoning Commission in sub-committee regarding the Comprehensive Plan.

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.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

January 28, 2024, at 6:00 PM

City Council & Board of Adjustment Meetings

January 7, 2024, at 6:00 PM

January 21, 2024, at 6:00 PM

ADJOURN

A motion to adjourn the meeting was made by Commissioner Strong and seconded by Commissioner Foster. The motion to adjourn carried unanimously 7 to 0.

The meeting adjourned at 7:18 PM.