



Planning & Zoning Commission Regular Meeting

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

Tuesday, February 25, 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 6:00 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
City Administrator Michelle Fischer
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 January 28, 2025 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Foster and seconded by Commissioner Crosson, to approve the January 28, 2025 meeting minutes. The motion to approve carried 6 to 0, with Commissioner Bourguignon abstaining.

BUSINESS AGENDA

2. **Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2024-007: an application for a Conditional Use Permit renewal to allow a mobile food vendor for longer than 10 days at 501 Old Fitzhugh Road. Applicant: Nathan Pruitt**

- a. Applicant Presentation

Gerald Gray was in the audience to answer questions.

- b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval of the Conditional Use Permit with the following conditions:

- 1) The property shall adhere to all City Codes.
- 2) Hours of operation are limited to the hours of the primary business on the property.
- 3) The property adheres to all Fire and Life Safety Codes found in the International Fire Code.
- 4) Should the City find the mobile food truck to create health and safety issues due to any reason, the City Administrator may request that the Applicant remove any vehicle from the site. The Applicant shall comply with the City Administrator's request.
- 5) The City Administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.
- 6) The mobile food vendor must follow the City's dark sky ordinance.
- 7) Conditional Use Permit is effective on March 18, 2025.
- 8) Conditional Use Permit expires March 18, 2027, and the renewal must be considered by the Planning & Zoning Commission and City Council.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Strong and seconded by Commissioner Bourguignon, to approve the Conditional Use Permit with staff recommendations.

The motion to recommend approval carried unanimously 7 to 0.

3. Public hearing and consideration of recommendation for VAR2024-010: a variance request to allow a commercial building larger than 50,000 square feet in a Commercial Services zoning district for a property located at 598 E US 290. Applicant: Zachary Morgan, Quiddity

a. Applicant Presentation

Kathy Stimple presented and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented and recommended approval of the variance with the condition that the applicant shall submit an alternative exterior design prior to submitting a site development application.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Chair James and seconded by Commissioner Strong, to recommend approval as recommended by staff including further review by Planning & Zoning and Council as needed.

The motion to recommend approval carried unanimously 7 to 0.

4. Public hearing and recommendation of an ordinance regarding DA2025-001: an application to expand the existing Driftwood Development Agreement by to lots 5 & 6 out of the Down Stream Subdivision. Applicant: Zachary Morgan, P.E.

a. Applicant Presentation

Stephen Delgado presented and remained in the audience to answer questions.

b. Staff Report

Planning Director presented the staff report and recommended approval as presented.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Foster and seconded by Commissioner Strong, to recommend approval in accordance with staff recommendation.

The motion to recommend approval carried 6 to 0, with Commissioner Crosson abstaining.

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. Tory Carpenter, Planning Director

The report was informational. No action was 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 to adjourn the meeting was made by Commissioner Strong and seconded by Commissioner Shumway. The motion to adjourn carried unanimously 7 to 0.

The meeting was adjourned at 7:45 p.m.