



## **Planning & Zoning Commission Regular Meeting**

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

*Tuesday, October 08, 2024, at 6:00 PM*

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### **MINUTES**

#### **CALL TO ORDER AND ROLL CALL**

With a quorum of Commissioners present, Chair James called the meeting to order at 6:00 p.m.

#### **Commission Members**

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

#### **Staff, Consultants & Appointed/Elected Officials**

Planning Director Tory Carpenter  
Deputy City Attorney Aniz Alani  
City Secretary Diana Boone  
Mayor Bill Foulds  
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.

## **BUSINESS AGENDA**

**1. Discuss and consider approval of a recommendation to City Council regarding CUP2024-004: A Conditional Use Permit to allow a mobile food vendor at 121 Mercer Street. Applicant: Jeff Carman, Meaty Boys BBQ**

a. Applicant Presentation

Applicant Jeff Carman presented and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented. The presentation is on file. Staff recommends approval with the following conditions:

1. The applicant shall submit a site development permit prior to any additional site improvements.
2. The food truck must meet all setback requirements.
3. Hours of operation are limited to between 6:00am and 11:00pm.
4. Trash receptacles shall be provided for customer use.
5. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date.
6. The permit shall become effective with the issuance of the building permit.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Foster and seconded by Commissioner Bourguignon, to approve the CUP with staff conditions, plus the following conditions:

- No long term portable restroom will be allowed.
- Trash must be removed from property at the end of each day.
- Hours of operation shall be between 8:00 a.m. and 10:00 p.m.
- Must have an evacuation plan in case of inclement weather.
- No amplified music allowed.
- If complaints from adjacent businesses concerning patrons using their facility without prior approval, permit could be terminated.

The motion to approve carried 5 to 1, with Chair James voting nay.

**ADJOURN**

A motion to adjourn the meeting was made by Commissioner Strong and seconded by Commissioner Bourguinon. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 6:53 p.m.