



Planning & Zoning Commission Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, January 27, 2026, 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 p.m.

Commission Members Present

Mim James, Chair

Tammie Williamson, Vice Chair

Doug Crosson

Eugene Foster

Commission Members Absent

Christian Bourguignon

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

City Attorney Aniz Alani

City Secretary Diana Boone

Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Foster

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 28, 2025 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Williamson and seconded by Commissioner Crosson, to approve the October 28, 2025 meeting minutes.

The motion to approve carried 3 to 1, with Commissioner Foster abstaining.

BUSINESS AGENDA

- 2. Public hearing and consideration of recommending an Ordinance approving a Zoning Map Amendment regarding ZA2025-002: Rezoning the 14-acre Fellers tract located at 1300 Creek Rd from Agriculture (AG) to Moderate Density Residential (SF-2) upon its Annexation into city limits. Applicant: Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.**

- a. Applicant Presentation

Pat Hegelson with Tri Pointe Homes spoke and requested a zoning amendment from Agricultural to Moderate Density Residential.

- b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval of the zoning amendment as presented.

- c. Public Hearing

Resident Dade Shields expressed concerns related to residential density and minimum lot size requirements.

- d. Ordinance

A motion was made by Commissioner Foster and seconded by Commissioner Crosson, to approve the Zoning Map Amendment as recommended by staff.

The motion to approve carried unanimously 4 to 0.

- 3. Discuss and consider approval of the 2026 Planning & Zoning Commission meeting calendar.**

A motion was made by Commissioner Crosson and seconded by Vice Chair Williamson, to approve the 2026 Planning & Zoning Commission meeting calendar with changes to the

November and December meeting dates. The November meeting will be held on November 16, 2026 and the December meeting will be held on December 17, 2026.

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

Planning Director Tory Carpenter presented the update.

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), 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 Foster and seconded by Vice Chair Williamson, to adjourn the meeting. The motion carried unanimously 4 to 0.

The meeting was adjourned at 7:31 p.m.