Planning & Zoning Commission Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 25, 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 6:01 p.m.

Commission Members Present
Mim James, Chair
Doug Crosson
Eugene Foster
Douglas Shumway
Theodore Crawford

Commission Members Absent
Tammie Williamson, Vice Chair
Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials
Planning Director Tory Carpenter
City Attorney Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock
Mayor Pro Tem Manassian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Crawford.

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 July 28, 2026 Planning & Zoning Commission regular meeting minutes.**

   A motion was made by Commissioner Foster and seconded by Commissioner Shumway, to approve the July 28, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Public hearing, discussion, and consideration of recommendation of approval of VAR2026-007: a variance request to allow a reduction in on-site parking requirements for the Headwaters Commercial East project.** *Applicant: Daniel Campbell*

   a. Applicant Presentation
   Applicant Daniel Campbell with Marathon Equity presented.

   b. Staff Report
   Planning Director Tory Carpenter presented the staff report and recommended approval with the condition that the applicant submit an updated site plan providing adequate pedestrian connections between adjacent properties within the development to be approved by the Development Review Committee.

   c. Public Hearing
   No one spoke during the Public Hearing.

   d. Variance
   A motion was made by Commissioner Shumway and seconded by Commissioner Crosson, to approve the variance per staff recommendation. The motion carried 4 to 1, with Commissioner Crawford voting nay.

3. **Report on the City of Dripping Springs Draft 2040 Comprehensive Plan.** *Tory Carpenter, Planning Director.*

   The report provided information and did not require action. The report is on file.

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*

   No action was taken. 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 Foster and seconded by Commissioner Crawford, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 7:19 p.m.