



Planning & Zoning Commission Regular Meeting

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

Tuesday, October 22, 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 6:00 p.m.

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway, *absent*

Evelyn Strong, *absent*

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Diana Boone

Deputy City Attorney Aniz Alani

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.

The meeting minutes were approved individually, not in a single motion.

1. Approval of the October 8, 2024 Planning & Zoning Special Meeting Minutes.

A motion was made by Commissioner Foster and seconded by Commissioner Bourguignon, to approve the October 8, 2024 Planning & Zoning Special Meeting minutes.

The motion to approve carried unanimously 5 to 0.

2. Approval of the August 27, 2024 Planning & Zoning Regular Meeting Minutes.

A motion was made by Commissioner Foster and seconded by Commissioner Crosson, to approve the August 27, 2024 Planning & Zoning Meeting minutes with a minor correction to the Variance request on Item 2.

The motion to approve carried 4 to 0. Commissioner Bourguignon recused himself since he was not present during the August meeting.

2. Approval of the July 23, 2024 Planning & Zoning Regular Meeting Minutes.

The motion was made by Commissioner Bourguignon and seconded by Commissioner Foster, to approve the July 23, 2024 Planning & Zoning Meeting minutes.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

4. Public hearing and recommendation regarding ZA2024-004: an application for a zoning map amendment from Single Family Residential - Low Density (SF-1) to Local Retail (LR) for the 0.77 acres located at 109 Bonnie Drive. Applicant: Mary Faith Pryor

a. Applicant Presentation

Applicant Mary Faith Pryor requested a zoning change and spoke about possible uses for the property located on 109 Bonnie Drive.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends denial as presented.

c. Public Hearing

No one spoke during Public Hearing.

d. Recommendation

A motion was made by Commissioner Foster and seconded by Vice Chair Williamson, to recommend denial per staff recommendation.

The motion to deny the request carried unanimously 5 to 0.

5. Public hearing and recommendation regarding ZA2024-005: an application for a zoning map amendment from Single Family Residential - Low Density (SF-1) & Commercial Services (CS) to General Retail (GR) for the 1.79 acres located at 215 Old Fitzhugh Road. Applicant: Carole Crumley

a. Applicant Presentation

Applicant was not present.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends 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 Bourguignon, to approve per staff recommendation.

The motion to approve carried unanimously 5 to 0.

6. Public hearing, discussion, and consideration of approval of VAR2024-007: a variance request to allow two buildings within the front setback at 235 Sports Park Road. Applicant: Guadalupe Barragan

a. Applicant Presentation

Carlos Yescar spoke and requested that the two building remain where currently located.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends denial as presented.

c. Public Hearing

No one spoke during Public Hearing.

d. Recommendation

A motion was made by Commissioner Bourguignon and seconded by Commissioner Crosson, to accept staff recommendation for denial and if Board of Adjustment denies, the Commission recommends a 6 month window to complete requirements and for temporary Certificate of Occupancy to remain in effect so they can continue to operate and be revoked if requirements are not met within this time period.

The motion to recommend denial carried 4 to 1 with Vice Chair Williamson voting nay.

7. Public hearing, discussion, and consideration of approval of VAR2023-008: a variance request to allow a building within the rear setback at 1310 W US 290. Applicant: Dominic Shaw, Hill Country Senior Citizens Activity Center

a. Applicant Presentation

Applicant Dominic Shaw spoke, requesting variance to replace two existing sheds with one larger building.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends denial as presented.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Crosson and seconded by Commissioner Bourguignon, to approve variance request with requirement that fence be repaired consistent with the rendering.

The motion to approve carried unanimously 5 to 0.

8. Discuss and consider approval of a recommendation to City Council regarding CUP2024-006: A Conditional Use Permit to allow a mobile food vendor at 301 W US 290. Applicant: Tye Casas, Thai To-Go LLC

a. Applicant Presentation

Applicant Tye Casas spoke, requesting a CUP to park food truck at Pig Pens BBQ.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends approval with the following conditions:

1. The applicant shall receive approval of a Certificate of Appropriateness by the Historic Preservation Commission.
2. Hours of operation are limited to between 8:00am and 10:00pm.
3. Trash receptacles shall be provided for customer use.
4. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date.
5. The permit shall become effective with the issuance of the building permit.
6. There shall be no amplified music.
7. Trash must be removed from the food truck site at the end of each business day.

c. Public Hearing

No one spoke during the Public Hearing.

d. Recommendation

A motion was made by Commissioner Bourguignon and seconded by Commissioner Foster, to approve with staff recommendations and added requirement for documented agreement from Pig Pen BBQ to allow the use of facilities.

The motion to approve carried unanimously 5 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.

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.

ADJOURN

A motion to adjourn the meeting was made by Commissioner Crosson and seconded by Vice Chair Williamson. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 8:16 p.m.