



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, January 25, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Evelyn Strong
Tammie Williamson

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers 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. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

Via unanimous consent, the Commission considered Consent Agenda Item 6 individually.

- 1. Approval of the December 28, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2021-0067: an application for the Headwaters Phase 5 Section 2 Final Plat for a 57.14 acre tract located at the intersection of Headwaters Boulevard and Sage Thrasher Circle out of the MD Raper and W Walk Jr Surveys. Applicant: WFC Headwaters Owner VII, L.P.**
- 3. Denial of SUB2021-0070: an application for the Cannon Ranch, Phase 1 Final Plat for a 29.97 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jake Helmburg; Doucet & Associates**
- 4. Conditional approval of SUB2021-0020: an application for the Overlook at Bunker Ranch Preliminary Plat for an 18.25 acre tract located near the intersection of Bunker Ranch Boulevard and Bryce Lane out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 5. Denial of SUB2021-0073: an application for the Hardy T Land South Preliminary Plat for a 39.341 acre tract located at the intersection of Bunker Ranch Boulevard and Ross Street out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 7. Denial of SUB2021-0072: an application for the Caliterra, Phase 5, Section 14 Preliminary Plat for a 50.947 acre tract located on Premier Park Loop out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 5 and 7. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

- 6. Denial of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Frelove Woody Survey. Applicant: Ronee Gilbert, Murfee Engineering Company**

Tory Carpenter presented the staff report which is on file. Staff recommends denial of final plat for unaddressed comments.

A motion was made by Vice Chair James to deny approval of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freeloove Woody Survey. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

BUSINESS

8. Public hearing and consideration of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freeloove Woody Survey Applicant: Ronee Gilbert, Murfee Engineering Company

a. Applicant Presentation – No presentation was given.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial for unaddressed comments.

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

d. SUB2021-0074 – A motion was made by Vice Chair Martin to deny approval SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freeloove Woody Survey, as recommended by staff for unaddressed comments. Commissioner Bourguignon seconded the motion which carried 6 to 0 to 1, with Commissioner Crosson abstaining.

PLANNING & DEVELOPMENT REPORTS

Howard Koontz presented a short update on the status of NewGrowth, Cannon East and Village Grove developments.

EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

February 8, 2022, at 6:00 p.m.

February 22, 2022, at 6:00 p.m.

March 8, 2022, at 6:00 p.m.
March 22, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

February 1, 2022, at 6:00 p.m. (CC & BOA)
February 8, 2022, at 5:00 p.m. (Moratorium Waivers)
February 15, 2022, at 6:00 p.m. (CC)
February 22, 2022, at 5:00 p.m. (Moratorium Waivers)

ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Crosson seconded the motion which carried unanimously 7 to 0.

