



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 28, 2023 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
Tammie Williamson, Vice Chair
Doug Crosson
John McIntosh
Douglas Shumway
Evelyn Strong

Commission Member absent:

Christian Bourguignon

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselmann
IT Director Jason Weinstock
City Engineer Chad Gilpin
HDR Engineering P.E. Leslie Pollack
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

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.

- 1. Approval of the February 28, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 3. Conditional approval of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 4. Denial of SUB2022-0005: an application for the Skylight Hills Preliminary Plat for a 10.00 acre tract out of the S.F.J.W Survey located at 13001 High Sierra. Applicant: Al Carroll Jr., Tri-Tech Engineering**
- 5. Denial of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**

A motion was made by Commissioner Strong to approve Consent Agenda Items 1 – 5. Vice Chair Williamson seconded the motion which carried unanimously 6 to 0.

BUSINESS

- 6. Public hearing and consideration of approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**

Applicant John Blake was available for questions from the Commission.

- a. **Staff Report** - Tory Carpenter presented the staff report which is on file. Staff recommends denial of the requested replat.
 - b. **Public Hearing** - No one spoke during the Public Hearing.
 - c. **Replat** - A motion was made by Vice Chair Williamson to deny approval, as recommended by staff, of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat. Commissioner Strong seconded the motion which carried unanimously 6 to 0.
7. **Public hearing and recommendation of an ordinance regarding CUP2023-0001: an application for a Conditional Use Permit to allow a warehouse/office use at 27950 RR 12.** *Applicant: Jon Thompson*
- a. **Applicant Presentation** - Whit Hanks introduced the item; he and Jon Thompson, were available for questions from the Commission.
 - b. **Staff Report** – Tory Carpenter presented staff report which is on file. Staff recommends approval.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Recommendation** - A motion was made by Commissioner McIntosh to recommend City Council approve an ordinance regarding CUP2023-0001: an application for a Conditional Use Permit to allow a warehouse/office use at 27950 RR 12. Commissioner Strong seconded the motion which carried unanimously 6 to 0.
8. **Public hearing and recommendation of an ordinance rezoning a 97.44-acre property to Planned Development District with a base zoning of SF-3 and GR, with 68.38-acres of residential uses, approximately 6.7-acres of commercial uses, and approximately 22.36-acres of open space, as amended by the ordinance language herein, for property located on U.S. 290 and north of the intersection of Drifting Wind Run commonly known as “Gateway Village”.** *Applicant: John Doucet, Doucet and Associates*
- a. **Applicant Presentation** - Peter Verdicchio introduced the item and along with Matthew Scrivener, Developer for Meritage Homes, Rex Baker, and John Doucet were available for questions from the Commission.
 - b. **Staff Report** – Tory Carpenter and Laura Mueller presented staff report which is on file. Staff recommends approval.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Recommendation** - A motion was made by Commissioner Strong to recommend City Council approve an ordinance rezoning a 97.44-acre property to Planned Development District with a base zoning of SF-3 and GR, with 68.38-acres of residential uses, approximately 6.7-acres of commercial uses, and approximately 22.36-acres of open space, as amended by the ordinance language herein, for property

located on U.S. 290 and north of the intersection of Drifting Wind Run commonly known as “Gateway Village”. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

9. **Public hearing and recommendation of an ordinance regarding ZA2023-0001: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.02 acres out of the C. H. Mallot Survey located at 1300 E US 290.** *Applicant: Victor Ostiguin, Doucet & Associates*
 - a. **Applicant Presentation** – Kimberly Johnson-Hopkins with Doucet & Associates and Ken Leonard with AAA Storage, were available for questions from the Commission.
 - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Recommendation** - A motion was made by Commissioner McIntosh to recommend City Council approve an ordinance regarding ZA2023-0001: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.02 acres out of the C. H. Mallot Survey located at 1300 E US 290. Commissioner Shumway seconded the motion which carried unanimously 6-0.

PLANNING & DEVELOPMENT REPORTS

10. Planning Department Report

Tory Carpenter presented the staff report which is on file.

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

April 11, 2023, at 6:00 p.m.

April 25, 2023, at 6:00 p.m.

May 9, 2023, at 6:00 p.m.

May 23, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

April 4, 2023, at 6:00 p.m. (CC & BOA)

April 18, 2023, at 6:00 p.m. (CC)

May 2, 2023, at 6:00 p.m. (CC & BOA)

May 16, 2023, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Vice Chair Williamson seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 7:04 p.m.