



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, September 27, 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 6:02 p.m.

Commission Members present were:

Mim James, Chair
Tammy Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner Crosson 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 August 23, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Conditional approval of SUB2022-0029: an application for the Vitolich Plaza Lot 1 Replat for a 7.26 acre tract located on Bell Springs Road north of Daisy Lane. Applicant: Jon Thompson.**
- 3. Denial of SUB2022-0033: an application for the Ranch at Caliterra Preliminary Plat for a 200.025 acre tract located west of the Caliterra Subdivision out of the Benjamin F. Hannah Survey. Applicant: Bill E. Couch, Carlson Brigrance, and Doering, Inc.**
- 4. Conditional approval of SUB2022-0037: an application for the Driftwood Phase One Lot 2 preliminary plat for a 25.22 acre tract being lot 2 of the Driftwood 967 Phase One minor plat. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 5. Conditional approval of SUB2022-0021: an application for Headwaters at Barton Creek Phase 3 Final Plat for a 200.77 acre tract out of the FA Jolly, JP Powell, WM Walker, and H Benson Surveys located near the intersection of Canyonwood Drive and US 290. Applicant: WFC Headwaters Owner VII, L.P.**
- 6. Denial of SUB2022-0008: an application for the Wild Ridge Preliminary Plat for a 283.4 acre tract located out of the I.V. Davis Jr. and Edward W. Brown surveys. Applicant: Richard Pham, P.E., Doucet & Associates, Inc.**
- 7. Denial of SUB2021-0073: an application for the Hardy T Land Preliminary Plat for a 78.02 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.**
- 8. Denial of SUB2022-0041: an application for the Hays Street Preliminary Plat for a 1.855 acre tract located at 102 Bluff Street out of the Town of Dripping Springs survey. Applicant: Joe Grasso, P.E., Doucet & Associates.**
- 9. Denial of SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey. Applicant: Richard Pham, P.E., Doucet & Associates.**

A motion was made by Commissioner Strong to approve Consent Agenda Items 1 – 9. Commissioner Crosson seconded the motion which carried unanimously 7 to 0.

BUSINESS

10. Public hearing and consideration of a recommendation regarding an Ordinance approving CUP2022-0004: an application for a Conditional Use Permit to allow a mobile food vendor for longer than 10 days at 501 Old Fitzhugh Road. Applicant: Nathan Pruitt

a. Applicant Presentation – Applicant was not present.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the conditional use permit.

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

d. Recommendation – A motion was made by Commissioner Strong to recommend City Council approval of an Ordinance approving CUP2022-0004: an application for a Conditional Use Permit to allow a mobile food vendor for longer than 10 days at 501 Old Fitzhugh Road. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

PLANNING & DEVELOPMENT REPORTS

11. Planning Report

Tory Carpenter presented the 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

September 27, 2022, at 6:00 p.m.

October 11, 2022, at 6:00 p.m.

October 25, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

October 4, 2022, at 6:00 p.m. (CC & BOA)

October 18, 2022, at 6:00 p.m.

November 1, 2022, at 6:00 p.m. (CC & BOA)
November 15, 2022, at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 6:11 p.m.