



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 23, 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
Christian Bourguignon
Doug Crosson
John McIntosh
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselmann
City Planner Warlan Rivera
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner Strong 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 the 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.

A motion was made by Chair James to pull Consent Agenda items 4 and 5 to discuss separately. Commissioner Crosson seconded the motion which carried unanimously 7 to 0.

- 1. Approval of the April 25, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of a Resolution of Support for a Grant Application to the Texas Department of Transportation for the Creation of Pedestrian Connections from Mercer St. to Ranch Road 12 and Surrounding Area.**
- 3. Approval of a Resolution of Support regarding the City Of Dripping Springs Application for Funding under the 2023 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD Elementary School, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**
- 4. Conditional approval of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**
- 5. Approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat for 25.22 acres located at the intersection of FM967 and FM1928. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 6. 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**
- 7. Approval of SUB2023-0010: an application for the Caliterra, Phase 5, Section 13 Preliminary Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.**

8. **Denial of SUB2023-0018: an application for the Cannon Ranch, Phase 2 Final Plat for a 19.57 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: Jacob Harris; Doucet & Associates*
9. **Denial of SUB2023-0020: an application for the Driftwood Golf and Ranch Club Phase 4 final plat for a 45.33 acre tract of land located on Driftwood Ranch Drive out of the Freelove Woody Survey.** *Applicant: Scott Anderson, Murfee Engineering Company, Inc.*

A motion was made by Commissioner Strong to approve Consent Agenda Items 1 – 3 and 6 - 9. Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

The Commission considered Consent Agenda Items 4 and 5.

4. **Conditional approval of SUB2022-0047: an application for the Ariza 290 West final plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290.** *Applicant: Katie Stewart, P.E. Pape-Dawson Engineers*
5. **Approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat for 25.22 acres located at the intersection of FM967 and FM1928.** *Applicant: Chris Earthman, Driftwood 25-ACA LP.*

Tory Carpenter reviewed corrections to the verbiage in Consent Agenda items 4 and 5. Verbiage is correct in the staff report and should read as follows:

4. SUB2023-0047, staff report reflects recommendation to deny application and should read ...***Conditional approval to allow applicant to address comments.***
5. SUB2023-004, should read ...***located at the intersection of FM967 and FM1826.***

A motion was made by Commissioner Bourguignon to approve Consent Agenda Items 4 and 5 with the corrections to the agenda postings and as recommended by staff. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

BUSINESS

10. **Public hearing and consideration of SUB2023-0016: a replat application for 500 & 520 Matzig Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2.** *Applicant: Richie Mendoza, Ever Engineering, LLC*
 - a. **Applicant Presentation** – No presentation.
 - b. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends denial of the requested replat.
 - c. **Public Hearing** – No one spoke during the public hearing.
 - d. **Replat** – A motion was made by Commissioner McIntosh to deny approval, as recommended by staff, of SUB2023-0016: a replat application for 500 & 520 Matzig

Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2. Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

11. Public hearing and consideration of SUB2023-0017: an application for the Caliterra Phase Two Block 9 Section F Section 7 replat. Applicant: Bill Couch, Carlson Brigance and Doering, Inc.

Commissioner McIntosh recused himself from the item as he is a resident of Caliterra. He remained at the dais but did not participate in debate.

a. Applicant Presentation – Applicant Bill Couch made a brief presentation and was available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the requested replat.

c. Public Hearing – Ed Jones, Bobbie Jones, Tom White, Edward Humes, Joy Vincent, Jackie Gonzales and Al Gonzales spoke in opposition of the replat regarding concerns with health and safety issues related to effluent spray.

d. Replat – A motion was made by Commissioner Strong to deny approval, as recommended by staff, of SUB2023-0017: an application for the Caliterra Phase Two Block 9 Section F Section 7 replat. Vice Chair Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner McIntosh recused.

12. Public hearing and recommendation regarding VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive. Applicant: Kevin & Yvonne Heerema

a. Applicant Presentation – Applicant Yvonne Heerema provided a brief presentation and handout which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the requested variance.

c. Public Hearing – Kevin Heerema spoke in favor of the variance.

d. Recommendation – A motion was made by Commissioner McIntosh to deny approval, as recommended by staff, of VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive. Commissioner Bourguignon seconded the motion which carried 5 to 2 with Vice Chair Williamson and Commissioner Crosson opposed.

13. Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group for the Madelynn Estates Planned Development District request located on FM 150 south of Wood Loop.

Applicant David Brehn and John McKenzie provided a brief presentation which is on file and were available to address questions from the commissioners.

Chair James appointed Doug Crosson to the Development Agreement Working Group and will provide Tory Carpenter with another member once determined.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

14. Planning & Zoning Department Report

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

June 13, 2023, at 6:00 p.m.

June 27, 2023, at 6:00 p.m.

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

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

City Council & Board of Adjustment Meetings

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

June 20, 2023, at 6:00 p.m. (CC)

July 5, 2023, at 6:00 p.m. (CC & BOA)

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

ADJOURN

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

This regular meeting adjourned at 7:59 p.m.