



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, February 22, 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
Tammie Williamson

Commission Member absent was:

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

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

PLEDGE OF ALLEGIANCE

Commissioner Bourguignon 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 January 25, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2022-0002: an application for the Hays Street Subdivision final plat for a 1.855 acre tract out of the Phillip A. Smith Survey located at 102 South Bluff Street. Applicant: Joe Grasso, P.E. Doucet & Associates**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 2, with corrections to the minutes as presented. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

A motion was made by Chair James to consider Business Agenda Item 4 first and then Item 3. Vice Chair Martin seconded the motion which carried unanimously 6 to 0.

BUSINESS

- 4. Public hearing and consideration of recommendation regarding VAR2022-0001: an application for a variance to allow an encroachment into the side building setback for a property located at 767 Bunker Ranch Blvd, being Block 1, Lot 1 out of the Bunker Ranch Phase 2 Subdivision. Applicant: Trent Marino**
 - a. Applicant Presentation** – Applicant Trent Marino presented the item.
 - b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the variance.
 - c. Public Hearing** – No one spoke during the Public Hearing.
 - d. Variance** – A motion was made by Vice Chair Martin to recommend Board of Adjustment approval of VAR2022-0001: an application for a variance to allow an encroachment into the side building setback for a property located at 767 Bunker Ranch

Blvd, being Block 1, Lot 1 out of the Bunker Ranch Phase 2 Subdivision. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

3. Public Hearing and possible action related to recommendations regarding a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations.

a. Staff Report – Tory Carpenter presented the staff report which is on file.

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

c. ADU Recommendations – A motion was made by Commissioner Bourguignon to recommend City Council approval of a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations, with the following changes as underlined:

- (1) 5.53.2(c): An ADU may not be located in front of a primary structure and must be located behind the halfway point of the depth of the primary structure unless the ADU shares a roof with the primary structure in which case the ADU may be located level, in front of, or behind the front of the primary structure.
- (2) 5.53.4: The maximum livable area of an ADU shall not exceed the lesser of:

Vice Chair Martin seconded the motion which carried 6 to 1, with Commissioner Williamson opposed.

PLANNING & DEVELOPMENT REPORTS

5. Planning Director's Update

Howard Koontz presented the Director's Update and spoke regarding the Comprehensive Plan Scoping with the preferred vendor and active Planned Development District's currently being reviewed by the Development Agreement Work Group (DAWG).

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

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

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

April 12, 2022, at 6:00 p.m.

April 26, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

February 22, 2022, at 5:00 p.m. (Waivers)

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

March 8, 2022, at 5:00 p.m. (Waivers)

March 15, 2022, at 6:00 p.m. (CC)

March 22, 2022, at 5:00 p.m. (Waivers/TBD)

ADJOURN

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

This regular meeting adjourned at 7:42 p.m.