



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 22, 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
Eugene Foster
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Planning Director Tory Carpenter
City Attorney Laura Mueller
City Planner Warlan Rivera
Deputy City Secretary Cathy Gieselman
IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

Commissioner Foster 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.

Weston Kirk spoke about groundwater concerns and adverse effects of development.

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, Consent Agenda Items 1 and 2 were considered separately and Consent Agenda Items 3 – 7 were considered prior to Items 1 and 2.

- 3. Conditional approval 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**
- 4. Approval of SUB2023-0025: an application for the Caliterra Phase 3 Section 10 Preliminary Plat for 20.19 acres out of the Philip A Smith Survey located at Caliterra Parkway and Pointe Du Hoc. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**
- 5. Denial of SUB2023-0034: an application for the Lunaroya Subdivision Final Plat for an approximately 70.00-acre tract of land located on Silver Creek Road out of the M.D. Raper Survey. Applicant: Richard Pham, Doucet and Associates**
- 6. Denial of SUB2023-0035: an application for the Parten Ranch, Phase 6 & 7 Final Plat for a 123.63 acre tract located at 600 Two Creeks Lane out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Lauren Crone, P.E. LJA Engineering**
- 7. Conditional approval of SUB2023-0036: an application for the Caliterra, Phase 5, Section 13 Final 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 Brigrance and Doering, Inc.**

Tory Carpenter noted a correction to Consent Agenda Item 3. The item should read:

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 Bourguignon to approve Consent Agenda Items 3 – 7, with correction to Item 3 as presented by staff. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

1. Approval of the July 25, 2023, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Foster to approve the July 25, 2023, Planning & Zoning Commission regular meeting minutes. Vice Chair Williamson seconded the motion which carried 4 to 0 with 3, with Commissioners Bourguignon, Crosson, and Strong abstaining.

2. Approval of the August 8, 2023, Planning & Zoning Commission regular meeting minutes.

A motion was made by Commissioner Strong to approve the August 8, 2023, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried 6 to 0 with 1, with Commissioner Bourguignon abstaining.

BUSINESS

8. Public hearing and recommendation regarding CUP2023-0002: an application for a Conditional Use Permit to allow self-storage use at 1300 E US 290. Applicant: Ken Leonard, AAA Storage LLC

a. Applicant Presentation – Applicant was not present.

b. Staff Report – Warlan Rivera presented the staff report which is on file. Staff recommends approval of the condition use permit with the following conditions:

- 1) The location of the buildings and parking areas shall generally be consistent with the site plan provided with this request.
- 2) All existing and new lighting must comply with the City's Lighting Ordinance.
- 3) The entire site must comply with the City's Landscape Ordinance.
- 4) The applicant must provide screening along the western and southern property boundaries consistent with sections 5.10.1 of the Zoning Ordinance.

c. Public Hearing – Austin Powers spoke addressing concerns regarding residential screening and noise/light pollution.

d. Recommendation – A motion was made by Vice Chair Williamson to recommend City Council approval of CUP2023-0002: an application for a Conditional Use Permit to allow self-storage use at 1300 E US 290, as recommended by staff and with the following additional conditions:

- The entire sight cannot exceed 70% impervious cover.
- The applicant must replace or rebuild the failing silt fence.
- Site plans shall be reviewed by City Engineer Chad Gilpin to ensure compliance with Stormwater Pollution Prevention Plan.
- The applicant shall maintain site hours of 9:00 a.m. – 9:00 p.m.
- New buildings shall be controlled by motion detection lighting from 9:00 p.m. – 9:00 a.m.

Commissioner Strong seconded the motion which carried unanimously 7 to 0.

9. Update and discussion regarding legislative changes to plat approvals and approval process.

Laura Mueller gave a presentation which is on file.

No action was taken regarding this item.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

10. Planning 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

September 12, 2023, at 6:00 p.m.

September 26, 2023, at 6:00 p.m.

October 10, 2023, at 6:00 p.m.

October 24, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

September 5, 2023, at 5:30 p.m. (CC & BOA)

September 19, 2023, at 6:00 p.m. (CC)

October 3, 2023, at 6:00 p.m. (CC & BOA)

October 17, 2023, at 6:00 p.m. (CC)

ADJOURN

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

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