



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, January 24, 2023 at 6:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:03 p.m.

#### Commission Members present were:

Mim James, Chair  
Christian Bourguignon  
Doug Crosson  
Douglas Shumway  
Evelyn Strong

#### Commission Members absent were:

Tammie Williamson, Vice Chair  
John McIntosh

#### Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Deputy City Secretary Cathy Gieselman  
IT Director Jason Weinstock

### PLEDGE OF ALLEGIANCE

Evelyn 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 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.*

Via unanimous consent both Consent Agenda items were considered individually.

**1. Approval of the December 13, 2022, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Bourguignon to approve the December 13, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 5 to 0.

**2. Conditional approval 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 Brigance, and Doering, Inc.**

Tory Carpenter presented the staff report which is on file. Staff recommends conditional approval of the preliminary plat.

A motion was made by Commissioner Strong to approve 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. Commissioner Shumway seconded the motion which carried unanimously 5 to 0.

## **BUSINESS**

**3. Public hearing and recommendation regarding VAR2022-0011: an application for a variance to allow a gazebo within the building setback for a property located at 444 Katie Drive. Applicant: Ashvin Baru**

**a. Applicant Presentation** - Applicant Ashvin Baru 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 variance.

**c. Public Hearing** - Applicant Ashvin Baru spoke in support of approval.

**d. Recommendation** - A motion was made by Commissioner Bourguignon to recommend City Council denial for a variance to allow a gazebo within the building setback for a property located at 444 Katie Drive. Commissioner Shumway seconded the motion which carried unanimously 5 to 0.

**4. Public hearing and recommendation of an ordinance regarding ZA2022-0007: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.00 acres out of the H. B. Hargraves Survey located at 4300 E US 290. Applicant: Daniel Besa**

**a. Applicant Presentation** - Applicant Daniel Besa was available for questions from the Commission.

**b. Staff Report** - Tory Carpenter presented the staff report which is on file. Staff recommends approval of the requested ordinance regarding ZA2022-0007: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.00 acres out of the H. B. Hargraves Survey located at 4300 E US 290.

**c. Public Hearing** - Tommy Gillis, owner of property to the South of the proposed request, supports the change.

**d. Recommendation** - A motion was made by Commissioner Strong to recommend City Council approval of an ordinance regarding ZA2022-0007: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.00 acres out of the H. B. Hargraves Survey located at 4300 E US 290. Commissioner Bourguignon seconded the motion which carried 5 to 0.

**5. Public hearing and recommendation of an ordinance regarding DA2022-0002: an application to expand the existing Driftwood Development Agreement by 13.84 acres out of the Forelove Woody Survey being four properties located on FM 150 south of Mariah Drive. Applicant: Stephen R. Delgado, P.E.**

**a. Applicant Presentation** - Abby Shelton was available to address any questions from the Commission.

**b. Staff Report** - Tory Carpenter presented the staff report which is on file. Staff recommends approval of the requested ordinance regarding DA2022-0002: an application to expand the existing Driftwood Development Agreement by 13.84 acres out of the Forelove Woody Survey being four properties located on FM 150 south of Mariah Drive.

**c. Public Hearing** - No one spoke during the Public Hearing.

**d. Recommendation** - A motion was made by Commissioner Bourguignon to recommend City Council approval of an ordinance regarding DA2022-0002: an application to expand the existing Driftwood Development Agreement by 13.84 acres out of the Forelove Woody Survey being four properties located on FM 150 south of Mariah Drive. Commissioner Strong seconded the motion which carried 5 to 0.

## PLANNING & DEVELOPMENT REPORTS

### 6. Planning Department 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*

February 15, 2023, at 6:00 p.m.

February 28, 2023, at 6:00 p.m.

March 14, 2023, at 6:00 p.m.

March 28, 2023, at 6:00 p.m.

#### *City Council & Board of Adjustment Meetings*

February 7, 2023, at 6:00 p.m. (CC & BOA)

February 21, 2023, at 6:00 p.m. (CC)

March 7, 2023, at 6:00 p.m. (CC & BOA)

March 21, 2023, at 6:00 p.m.

### ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Shumway seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 6:58 p.m.