



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 24, 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 6:02 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williamson, Vice Chair
Doug Crosson
Douglas Shumway
Evelyn Strong

Commission Members absent were:

Christian Bourguignon
Eugene Foster

Staff, Consultants & Appointed/Elected Officials present were:

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

PLEDGE OF ALLEGIANCE

Vice Chair Williamson 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.

Staff requested Consent Agenda Item two be removed and consider at the next regular meeting.

1. **Approval of corrections to August 22, 2023, Planning & Zoning Commission regular meeting minutes related to conditions for CUP2023:0002.**
2. **Approval of the September 26, 2023. Planning & Zoning Commission regular meeting minutes.**
3. **Conditional approval of SUB2021-0065: an application for Heritage Phase 2 Final Plat for a 69.999 acre tract located on Sportsplex Drive out of the Philip A. Smith Survey. Applicant: Sarah Mays, P.E., Kimley-Horn.**
4. **Approval of SUB2023-0031: an application for the Gateway Village Preliminary Plat for a 97.44 acre tract out of the Philip A. Smith and C.H. Malott Surveys located north of the intersection of Drifting Wind Run and US 290. Applicant: Christopher A. Reid, P.E.**

A motion was made by Commissioner Shumway to approve Consent Agenda Items 1, 3, and 4. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

BUSINESS

5. **Discuss and consider recommendation regarding an Ordinance Amending Chapter 28 - Subdivisions and Site Development, Article 28.04 Site Development, and Exhibit "A" Subdivision Ordinance including amendments to address recent legislation, modify review procedures, modify exemptions, and provide other changes.**

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

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

c. Recommendations – A motion was made by Chair James to recommend approval of an Ordinance Amending Chapter 28 - Subdivisions and Site Development, Article 28.04 Site Development, and Exhibit "A" Subdivision Ordinance including amendments to address recent legislation, modify review procedures, modify exemptions, and provide other changes with the following changes:

- 1) that staff maintain transparency on items that will no longer be under the purview of the Planning & Zoning Commission;
- 2) that staff maintain public involvement on items that will no longer be under the purview of the Planning & Zoning Commission; and
- 3) that staff maintain signage for development applications for site development and subdivisions.

Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

6. Discuss and consider approval of the 2024 Planning & Zoning Commission meeting calendar.

Andrea Cunningham presented the staff report which is on file.

A motion was made by Commissioner Strong to approve the 2024 Planning & Zoning Commission meeting calendar. Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

PLANNING & DEVELOPMENT REPORTS

7. 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.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

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

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

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

City Council & Board of Adjustment Meetings

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

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

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

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

ADJOURN

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

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