



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, April 25, 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 6:00 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  
Jon McIntosh

#### Staff, Consultants & Appointed/Elected Officials

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

### PLEDGE OF ALLEGIANCE

Commissioner Shumway 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.*

- 1. Approval of the March 28, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial 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 Brigrance and Doering, Inc.**

A motion was made by Vice Chair Williamson to approve Consent Agenda Items 1 – 2. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

## **BUSINESS**

- 3. Public hearing and consideration of SUB2023-0009: an application for the Replat of Lot 3, Beulah Marie Needham Estate. Applicant: Jon Thompson, J Thompson Professional Consulting.**
  - a. Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends denial of the requested replat.
  - b. Public Hearing** – Rex Baker spoke as a representative of Lorena Sanderson, adjacent property owner, who is not in favor of the replat.
  - c. Replat** - A motion was made by Commissioner Strong to deny approval, as recommended by staff, of SUB2023-0009: an application for the Replat of Lot 3, Beulah Marie Needham Estate. Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

4. **Public hearing and consideration of SUB2023-0012: an application for the Replat of Springlake Lot 57.** *Applicant: Jon Thompson, J Thompson Professional Consulting*
  - a. **Staff Report** – Warlan Rivera presented the staff report which is on file. Staff recommends denial of the requested replat.
  - b. **Public Hearing** – No one spoke during the Public Hearing.
  - c. **Replat** - A motion was made by Commissioner Strong to deny approval, as recommended by staff, of SUB2023-0012: an application for the Replat of Springlake Lot 57. Vice Chair Williamson seconded the motion which carried unanimously 5 to 0.

## **PLANNING & DEVELOPMENT REPORTS**

### **5. The Planning Department Report.**

Tory Carpenter provided a status update on projects 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**

May 9, 2023, at 6:00 p.m.

May 23, 2023, at 6:00 p.m.

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

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

### **City Council & BOA Meetings**

May 2, 2023, at 6:00 p.m. (CC & BOA)

May 16, 2023, at 6:00 p.m. (CC)

June 8, 2023, at 6:00 p.m. (CC & BOA)

June 20, 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 6:22 p.m.