



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Ranch Park Event Center, 1042 Event Center Dr.,

Dripping Springs, TX

Tuesday, April 26, 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

Evelyn Strong

Tammie Williamson

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller

Planning Director Howard Koontz

Senior Planner Tory Carpenter

Public Works Director Aaron Reed

Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Chair James 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.

Terry Tull spoke the Comprehensive Plan related to Goldenwood and impervious cover.

PRESENTATIONS

1. Wastewater Update

Public Works Director Aaron Reed

Aaron Reed presented the Wastewater Update which is on file.

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.

- 2. Approval of the March 22, 2022, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional Approval of SUB2021-0011: an application for the Double L Ranch Phase 1 Preliminary Plat for a 217.97 acre tract out of the Philip A. Smith Survey located 1.5 miles north of US 290 and Ranch Road 12. Applicant: Pablo Martinez, BGE, Inc.**
- 4. Approval of SUB2021-0070: an application for the Cannon Ranch, Phase 1 Final Plat for a 29.97 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jake Helmburg; Doucet & Associates**
- 5. Approval of SUB2022-0004: an application for the Headwaters commercial East Phase 1 Preliminary Plat for a 5.824 acre tract located out of the William walker survey located at Headwaters Boulevard and Flathead Drive. Applicant: Blake Rue, Oryx Land Holdings, LLC**
- 6. Denial of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 7. Approval of SUB2020-0034: an application for the Heritage Phase 1 Final Plat for a 37.07 acre tract out of the Philip Smith Survey survey located on Ranch Road 12 south of Spring Lake Drive. Applicant: Alex Granodos, P.E. Kimley-Horn & Associates**

8. **Denial of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Freelove Woody survey located at 17901 FM 1826.** *Applicant: John Blake, P.E., Murfee Engineering Company, Inc.*
9. **Denial of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Freelove Woody survey located at 17901 FM 1826.** *Applicant: John Blake, P.E., Murfee Engineering Company, Inc.*
10. **Denial of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12.** *Applicant: Chet Manning, Allen Harrison Company, LLC*

A motion was made by Vice Chair Martin to approve Consent Agenda items 2 – 10. Commissioner Strong seconded the motion which carried accordingly: Consent Agenda Items 2 – 7 carried unanimously 7 to 0; and Consent Agenda Items 8 – 9 carried 6 to 0 to 1, with Commissioner Crosson abstaining; and Consent Agenda Item 10 carried unanimously 7 to 0.

BUSINESS

11. **Public hearing and consideration of SUB2022-0014: an application for the Driftwood Golf and Ranch Club, Phase 1 Replat Plat for a 10.8649 acre tract located on Driftwood Ranch Drive.** *Applicant: John Blake, P.E., Murfee Engineering Company, Inc.*
 - a. **Applicant Presentation** – No presentation given.
 - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the application.
 - c. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Replat** – A motion was made by Vice Chair Martin to deny approval of SUB2022-0014: an application for the Driftwood Golf and Ranch Club, Phase 1 Replat Plat for a 10.8649 acre tract located on Driftwood Ranch Drive. Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Crosson abstaining.
12. **Public hearing consideration of recommendation regarding an Ordinance adding a definition for Special Event Facility 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. Staff recommends approval of the ordinance.
 - b. **Public Hearing** – No one spoke during the Public Hearing.
 - d. **Text Amendment** – A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance adding a definition for Special Event Facility 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. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

The Commission directed staff work on definitions before final approval by City Council.

PLANNING & DEVELOPMENT REPORTS

13. City Attorney Report

City Attorney Laura Mueller

Laura Mueller 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

May 10, 2022, at 6:00 p.m.

May 24, 2022, at 6:00 p.m.

June 14, 2022, at 6:00 p.m.

June 21, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

May 3, 2022, at 6:00 p.m. (CC & BOA)

May 10, 2022, at 5:00 p.m. (Moratorium Waivers)

May 17, 2022, at 6:00 p.m. (CC)

June 7, 2022, at 6:00 p.m. (CC & BOA)

June 21, 2022, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 7:15 p.m.