



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 23, 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 6:01 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
John McIntosh
Douglas Shumway
Evelyn Strong (arrived at 6:05 p.m.)

Commission Member absent was:

Doug Crosson

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
City Engineer Chad Gilpin

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 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 July 26, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2022-0028: an application for the Parten Ranch Phase 8 Preliminary Plat for a 81.03 acre tract out of the Seaborn J. Whately and Lamar Moore Surveys located in the northwest corner of the Parten Ranch development. Applicant: Lauren Crone, LJA Engineering, Inc.**
- 3. Denial of SUB2022-0028: an application for the Driftwood Phase One Lot 2 preliminary plat for a 25.22 acre tract being lot 2 of the Driftwood 967 Phase One minor plat. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 4. Denial of SUB2022-0039: an application for the Village Grove preliminary plat for a 112.40 acre tract out of the CH Malott and Philip A Smith surveys located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision. Applicant: Ryan Perry, Doucet Engineers.**

A motion was made by Vice Chair Williamson to approve Consent Agenda Items 1 – 4. Commissioner McIntosh seconded the motion, which carried unanimously 5 to 0.

BUSINESS

- 5. Public hearing and consideration of SUB2022-0038: an application for the Hanelius Replat for a 7.9 acre tract located at 449 Twin Oaks Trail. Applicant: Nash Gonzales, Lenworth Consulting, LLC**
 - a. Applicant Presentation** – Applicant Nash Gonzales reviewed the request for replat.
 - b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the application due to outstanding comments.

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

d. Replat – A motion was made by Commissioner McIntosh to deny approval of SUB2022-0038: an application for the Hanelius Replat for a 7.9 acre tract located at 449 Twin Oaks Trail per staff recommendation. Commissioner Shumway seconded the motion which carried 5 to 0 to 1, with Commissioner Strong abstaining.

6. Public hearing and consideration of a recommendation regarding ZA2022-0003: an application to consider a proposed zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 3.209 acres out of the Philip A Smith Survey, located at 501 Sportsplex Drive. Applicant: Bob Richardson, Dripping Springs Community Library.

a. Applicant Presentation – Applicant Bob Richardson reviewed the request for zoning amendment.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

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

d. Zoning Amendment – A motion was made by Commissioner McIntosh to recommend City Council approval of ZA2022-0003: an application to consider a proposed zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 3.209 acres out of the Philip A Smith Survey, located at 501 Sportsplex Drive. Commissioner Strong seconded the motion which carried unanimously 6 to 0.

7. Public hearing and consideration of a recommendation regarding ZA2022-0005: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Applicant: JD Dudley, QuikTrip Corporation.

a. Applicant Presentation – Applicant JD Dudley gave a presentation which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c. Public Hearing – Todd Simmons, Helen Darling, John Foley, Jason Kelly, Katherine Hoffman, Gigi Sanchez, Dan Wattles, Tony Caruso, and Cyndi Kephart spoke in opposition to the zoning amendment.

A motion was made by Chair James to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with City Attorney and regarding Business Agenda Item 7. Commissioner Strong seconded the motion which carried unanimously 6 to 0.

The Commission met in Executive Session from 7:23 p.m. – 7:40 p.m.

No vote or action was taken during Executive Session. Chair James returned the meeting to Open Session at 7:40 p.m. and continued with Business Agenda Item 7.

d. Conditional Overlay Amendment – A motion was made by Commissioner Bourguignon to recommend City Council deny approval of ZA2022-0005: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Commissioner Strong seconded the motion which carried 4 to 2, with Chair James and Commissioner Shumway opposed.

8. Public hearing and consideration of a recommendation regarding ZA2022-0004: an application for a zoning map amendment from Two-Family Residential - Duplex (SF-4) to Multiple-family Residential (MF) and Conditional Overlay for 0.75 acres being lot 1, block 1 of the Van Merkel Addition located at 102 Rose Drive. Applicant: Jon Thompson.

a. Applicant Presentation – The applicant was not present at the meeting.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c. Public Hearing – No one spoke during Presentation of Citizens.

d. Zoning Amendment – A motion was made by Commissioner McIntosh to recommend City Council approval of ZA2022-0004: an application for a zoning map amendment from Two-Family Residential - Duplex (SF-4) to Multiple-family Residential (MF) and Conditional Overlay for 0.75 acres being lot 1, block 1 of the Van Merkel Addition located at 102 Rose Drive. Commissioner Shumway seconded the motion which carried unanimously 6 to 0.

PLANNING & DEVELOPMENT REPORTS

9. Planning Department Report

Howard Koontz 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 met in Executive Session earlier in the meeting.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

September 13, 2022, at 6:00 p.m.

September 27, 2022, at 6:00 p.m.

October 11, 2022, at 6:00 p.m.

October 25, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

August 30, 2022, at 5:30 p.m.

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

September 13, 2022, at 5:30 p.m.

September 20, 2022 at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 8:01 p.m.