



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, December 13, 2022 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  
Christian Bourguignon  
Doug Crosson  
John McIntosh

**Commission Members absent were:**

Douglas Shumway  
Evelyn Strong

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

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

The following citizens spoke in favor of denial of SUB2022-0049, Serenity Hills Preliminary Plat, sighting issues with safety and traffic, construction traffic, night sky and noise pollution, lot sizes and deed restrictions, emergency services access, and neighborhood entrance.

- Mark Miller
- Steve Collishaw
- Anita Salinas
- Todd McMullen
- Ray Rosenbloom
- Heather Page

### **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, the Commission considered Consent Agenda Items 1 and 2 individually.

**1. Approval of the November 22, 2022, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Williamson to approve the November 22, 2022, Planning & Zoning Commission minutes. Commissioner Crosson seconded the motion which carried unanimously 5 to 0.

**2. Denial of SUB2022-0049: an application for the Serenity Hills Preliminary Plat for a 104.335 acre tract located at 1111 Hays Country Acres Road out of the Richard Vaughan Survey. Applicant: Gregg Andrulis, Civil Insite, LLC.**

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

A motion was made by Commissioner Bourguignon to deny approval of SUB2022-0049: an application for the Serenity Hills Preliminary Plat for a 104.335 acre tract located at 1111 Hays Country Acres Road out of the Richard Vaughan Survey. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

## **BUSINESS**

### **3. Discuss and consider recommendation regarding 2023 Legislative Priorities.**

Laura Mueller presented the staff report which is on file.

No action was taken regarding this item.

## **PLANNING & DEVELOPMENT REPORTS**

Report is on file and available for review upon request.

### **4. Planning Department Report**

## **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**

January 10, 2023, at 6:00 p.m.

January 24, 2023, at 6:00 p.m.

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

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

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

December 20, 2023, at 6:00 p.m.

January 3, 2023, at 6:00 p.m. (CC & BOA)

January 17, 2023, at 6:00 p.m.

## **ADJOURN**

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

This regular meeting adjourned at 7:09 p.m.