



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, December 28, 2021 at 6:30 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
Doug Crosson  
John McIntosh  
Evelyn Strong  
Tammie Williamson

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

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera

### PLEDGE OF ALLEGIANCE

### 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.*

### 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 December 14, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2021-0054: an application for Driftwood Phase 2 Final Plat for a 19.30 acre tract located along the west side of Thurman Roberts Way north of its intersection with RM 1826 out of the Freelove Woody Survey, Abstract 20. Applicant: Tory Miller, P.E., Murfee Engineering Company**

## **BUSINESS**

- 3. Public hearing and consideration of a recommendation regarding ZA2021-0011 an application to consider an ordinance approving a zoning amendment from Single Family- Low Density (SF-1) to General Retail (GR) for approximately 10.00 acres out of the Phillip A. Smith Survey located at 26700 Ranch Road 12. Applicant: Jon Thompson**
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Zoning Amendment
- 4. Public hearing and consideration of recommendation regarding VAR2021-0022: an application for Special Exception to allow the expansion of a nonconforming structure located at 102 Bluff Street, Dripping Springs, Texas. Applicant: Joe Grasso, P.E.; Doucet & Associates.**
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Special Exception
- 5. Public hearing and consideration of recommendation regarding CUP2021-0006: an application for a Conditional Use Permit for an accessory dwelling unit at 106 Bonnie Drive, Dripping Springs, Texas. Applicant: Todd Larsen**
  - a. Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Conditional Use Permit
- 6. Discuss and consider possible action regarding the Planning & Zoning Commission meeting schedule for November and December 2022 meetings.**

## **PLANNING & DEVELOPMENT REPORTS**

**7. Approved Projects Report.**

**8. 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.*

**UPCOMING MEETINGS**

**Planning & Zoning Commission Meetings**

January 11, 2022, at 6:00 p.m.  
January 25, 2022, at 6:00 p.m.  
February 8, 2022, at 6:00 p.m.  
February 22, 2022, at 6:00 p.m.

**City Council & Board of Adjustment Meetings**

January 4, 2022, at 6:00 p.m. (CC & BOA)  
January 11, 2022, at 5:00 p.m. (Exceptions & Waivers)  
January 18, 2022, at 6:00 p.m. (CC)  
January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)  
February 1, 2022, at 6:00 p.m. (CC & BOA)  
February 8, 2022, at 5:00 p.m. (Exceptions & Waivers)  
February 15, 2022, at 6:00 p.m. (CC)  
February 22, 2022, at 5:00 p.m. (Exceptions & Waivers)

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **December 23, 2021, at 10:30 a.m.***

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City Secretary

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*