



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, August 22, 2023 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair
Tammie Williamson, Vice Chair
Christian Bourguignon
Doug Crosson
Eugene Foster
Douglas Shumway
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselman
IT Director Jason Weinstock

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 July 25, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of the August 8, 2023, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional approval of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**
- 4. Approval of SUB2023-0025: an application for the Caliterra Phase 3 Section 10 Preliminary Plat for 20.19 acres out of the Philip A Smith Survey located at Caliterra Parkway and Pointe Du Hoc. Applicant: Bill Couch, Carlson Brigance and Doering, Inc.**
- 5. Denial of SUB2023-0034: an application for the Lunaroya Subdivision Final Plat for an approximately 70.00-acre tract of land located on Silver Creek Road out of the M.D. Raper Survey. Applicant: Richard Pham, Doucet and Associates**
- 6. Denial of SUB2023-0035: an application for the Parten Ranch, Phase 6 & 7 Final Plat for a 123.63 acre tract located at 600 Two Creeks Lane out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Lauren Crone, P.E. LJA Engineering**
- 7. Conditional approval of SUB2023-0036: an application for the Caliterra, Phase 5, Section 13 Final 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 Brigance and Doering, Inc.**

BUSINESS

- 8. Public hearing and recommendation of an ordinance regarding CUP2023-0002: an application for a Conditional Use Permit to allow self-storage use at 1300 E US 290. Applicant: Ken Leonard, AAA Storage LLC**
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation
- 9. Update and discussion regarding legislative changes to plat approvals and approval process.**

PLANNING & DEVELOPMENT REPORTS

- 10. 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

September 12, 2023, at 6:00 p.m.

September 26, 2023, at 6:00 p.m.

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

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

City Council & Board of Adjustment Meetings

September 5, 2023, at 5:30 p.m. (CC & BOA)

September 19, 2023, at 6:00 p.m. (CC)

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

October 17, 2023, at 6:00 p.m. (CC)

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, on **August 18, 2023, at 9:15 a.m.***

Deputy 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.