



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, December 14, 2021 at 6:30 PM

---

## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:31 p.m.

**Commission Members present were:**

Mim James, Chair  
Christian Bourguignon  
Doug Crosson  
John McIntosh  
Evelyn Strong (arrived at 6:32 p.m.)  
Tammie Williamson

**Commission Members absent was:**

James Martin, Vice Chair

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

City Attorney Laura Mueller  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter

### PLEDGE OF ALLEGIANCE

Commissioner Williamson 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.*

Via unanimous consent, the Commission considered Consent Agenda items individually.

**1. Discuss and consider approval of the November 23, 2021, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner McIntosh to approve the November 23, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner Williamson seconded the motion which carried 3 to 0 to 3, with Commissioners Strong, Bourguignon and Crosson abstaining.

**2. Approval of SUB2020-0030: an application for Caliterra Phase 4 Section 12 Preliminary Plat for a 64.964 acre tract located near Ranch Road 12 and Hog Hollow Road out of the Philip A. Smith Survey. Applicant: Bill Couch, Carlson Brigance, and Doering Inc.**

A motion was made by Commissioner Williamson to approve SUB2020-0030: an application for Caliterra Phase 4 Section 12 Preliminary Plat for a 64.964 acre tract located near Ranch Road 12 and Hog Hollow Road out of the Philip A. Smith Survey. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

**3. Disapproval 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., Murphee Engineering Company**

A motion was made by Commissioner Bourguignon to deny 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. Commissioner McIntosh seconded the motion which carried 5 to 0 to 1, with Commissioner Crosson abstaining.

**4. Approval of SUB2021-0060: an application for Parten Ranch Phase 6 & 7 Preliminary Plat for a 129.0 acre tract located on Parten Ranch Parkway near Running Bird Road out of the Seaborn J. Whatley and Lamar Moore Surveys. Applicant: Dan Ryan, LJA Engineering**

A motion was made by Commissioner McIntosh to approve SUB2021-0060: an application for Parten Ranch Phase 6 & 7 Preliminary Plat for a 129.0 acre tract located on Parten Ranch Parkway near Running Bird Road out of the Seaborn J. Whatley and Lamar Moore Surveys. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

## BUSINESS

5. **Public hearing and consideration of a recommendation regarding ZA2021-0005 an application to consider a proposed zoning map amendment from Single Family- Low Density (SF-1) to Manufactured Home (MH) for approximately 2.279 acres out of the Phillip A. Smith Survey located at 910 Creek Road. Applicant: Jon Thompson**

- a. **Presentation** – Sumer Scott presented an overview of the project.

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

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

- d. **Zoning Amendment** – A motion was made by Commissioner Strong to recommend City Council approval of ZA2021-0005 an application to consider a proposed zoning map amendment from Single Family- Low Density (SF-1) to Manufactured Home (MH) for approximately 2.279 acres out of the Phillip A. Smith Survey located at 910 Creek Road. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

6. **Discuss and consider approval to change the Planning & Zoning Commission meeting start time to 6:00 p.m.**

A motion was made by Commissioner McIntosh to change the Planning & Zoning Commission meeting start time to 6:00 p.m. Commissioner McIntosh seconded the motion which carried 5 to 1 to 0, with Commissioner Strong opposed.

6:00 p.m. meetings will start January 2022.

## PLANNING & DEVELOPMENT REPORTS

7. **Planning Department Report** – Howard Koontz presented the report which is on file.
8. **Report on Moratorium Exceptions & Waivers** – 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*

December 28, 2021, at 6:30 p.m.

January 11, 2022, at 6:30 p.m.

January 25, 2022, at 6:30 p.m.

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

December 14, 2021, at 5:00 p.m. (Waiver/Exception)

December 21, 2021, at 6:00 p.m. (Regular)

December 28, 2021, at 5:00 p.m. (Waiver/Exception)

January 4, 2022, at 6:00 p.m. (Regular/BOA)

## ADJOURN

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

This regular meeting adjourned at 7:35 p.m.