



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 26, 2021 at 6:30 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 6:31 p.m.

#### Commission Members present were:

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
Tammie Williamson

#### Commission Members absent were:

John McIntosh  
Doug Crosson  
Evelyn Strong

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

City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpentar

### PLEDGE OF ALLEGIANCE

Vice Chair Martin 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. Disapproval of SUB2021-0048: an application to consider the final plat of Driftwood Phase 1 Section 4, an approximately 4.723 acre tract of land situated in the Fannie A. Darden Survey, Tract A, in Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**
- 2. Disapproval of SUB2021-0058: an application to consider the final plat of Parten Ranch Phase 4 an approximately 73.81 acre tract of land situated in the Lamar Moore Survey Abstract 323 in Hays County, Texas. Applicant: Daniel Ryan, LJA Engineering**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 and 2, denying approval of SUB2021-0048 and SUB2021-0058. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

## BUSINESS

- 3. Public hearing and consideration of a recommendation regarding ZA2021-0008: an application for a zoning amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential - Duplex (SF-4) to Single Family Residential - Town Center (SF-3) for an approximately 1.85 acres out of the W T Chapman # 5 subdivision. Applicant: John Doucet, P.E., Doucet & Associates, Inc.**

**a. Presentation** – John Doucet 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 application for zoning amendment and conditional use overlay.

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

**d. Zoning Amendment** – A motion was made by Vice Chair Martin to approve ZA2021-0008: an application for a zoning amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential - Duplex (SF-4) to Single Family Residential - Town Center (SF-3) for an approximately 1.85 acres out of the W T Chapman # 5 subdivision. Commissioner Bourguignon seconded the motion which carried unanimously 4 to 0.

**4. Public hearing and consideration of recommendation regarding VAR2021-0021: an application for a variance to allow a structure to be built within the rear setback at 430 Goodnight Trail. Applicant: Antoine Myc.**

**a. Presentation** – No presentation was given. Applicant has requested withdrawal of the application.

**b. Staff Report** – Tory Carpenter’s staff report is on file. The applicant has requested the application be withdrawn.

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

**d. Variance** – A motion was made by Commissioner Bourguignon to accept the withdrawal request regarding VAR2021-0021: an application for a variance to allow a structure to be built within the rear setback at 430 Goodnight Trail. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

**PLANNING & DEVELOPMENT REPORTS**

**5. Planning Department Report**

**a. Update on upcoming PDD requests** – Howard Koontz and Tory Carpenter presented the update which is on file.

- 1) New Growth
- 2) Village Grove

**b. Future Meeting Times and Schedules** – Howard Koontz discussed meeting frequency and time and options for meetings in 2022.

**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**

November 9, 2021, at 6:30 p.m.

November 23, 2021, at 6:30 p.m.

**City Council & BOA Meetings**

November 2, 2021, at 6:00 p.m. (CC & BOA)

November 16, 2021, at 6:00 p.m. (CC)  
December 7, 2021, at 6:00 p.m. (CC & BOA)  
December 21, 2021, at 6:00 p.m. (CC)

**ADJOURN**

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 7:39 p.m.