



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, July 25, 2023 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:08 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williamson, Vice Chair
Eugene Foster
Douglas Shumway

Commission Members absent were:

Christian Bourguignon
Doug Crosson
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian

PLEDGE OF ALLEGIANCE

Commissioner Foster 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.

Richard Moore spoke regarding dust and general debris from construction in and around Founders Park and requested the city's assistance with policing the area.

Michelle Mostert spoke regarding water restrictions, specifically the lack of restrictions for commercial facilities and developments under construction.

Shirley Sanders spoke regarding developments and the lack of planning for infrastructure such as roads, utilities, schools and water. She also requested the city enact a moratorium on water usage and look into to required landscaping such as xeriscaping.

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 June 27, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Conditional approval of SUB2023-0018: an application for the Cannon Ranch, Phase 2 Final Plat for a 19.57 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jacob Harris; Doucet & Associates**
- 3. Conditional approval of SUB2023-0016: a replat application for 500 & 520 Matzig Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2. Applicant: Richie Mendoza, Ever Engineering, LLC**
- 4. Denial of SUB2023-0031: an application for the Gateway Village Preliminary Plat for a 97.44 acre tract out of the Philip A. Smith and C.H. Malott Surveys located north of the intersection of Drifting Wind Run and US 290. Applicant: Christopher A. Reid, P.E.**

A motion was made by Commissioner Shumway to approve Consent Agenda Items 1 – 4. Vice Chair Williamson seconded the motion which carried unanimously 4 to 0.

BUSINESS

- 5. Public hearing and consideration of SUB2023-0029: an application for the Cortaro Subdivision replat with vacation. Applicant: Eric L. Gomez, Braun & Gresham PLLC.**

a. Applicant Presentation – Property owners William and Krista Reale were present and available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the replat due to outstanding comments.

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

d. Replat – A motion was made by Vice Chair Williamson to approve SUB2023-0029: an application for the Cortaro Subdivision replat with vacation with the condition that the applicant clear all outstanding comments before the replat is filed. Commissioner Foster seconded the motion which carried 3 to 1, with Chair James opposed.

6. Public hearing and recommendation regarding VAR2023-0005: an application for a variance to allow a reduction in the parking requirement for a property located at 249 Sportsplex Drive. Applicant: Chris Nygard

a. Applicant Presentation – Applicant representative Andy Dodson introduced the item and was available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the variance request.

c. Public Hearing – Owner Britt Alexius spoke in favor of the variance.

d. Recommendation – A motion was made by Vice Chair Williamson to recommend denial of VAR2023-0005: an application for a variance to allow a reduction in the parking requirement for a property located at 249 Sportsplex Drive based on the Approval Criteria for Variance, and specifically Criterion 1. Commissioner Shumway seconded the motion which carried unanimously 4 to 0.

7. 2023 Legislative Update and Discussion.

Laura Mueller, City Attorney and Tory Carpenter, Planning Director.

Chair James postponed the update to the August 8th Planning & Zoning Commission regular meeting.

8. Discuss and consider the Appointment of a Vice Chair to serve for a term ending June 30, 2024.

A motion was made by Commissioner Shumway to nominate and appoint Commissioner Williamson as Vice Chair for a term ending June 30, 2024. Commissioner Foster seconded the motion which carried unanimously 4 to 0.

9. Discuss and consider the Appointment of a Planning & Zoning Commissioner to serve as the representative on the Transportation Committee for a term ending June 30, 2025.

A motion was made by Chair James to nominate and appoint Commissioner Crosson to the Transportation Committee for a term ending June 30, 2025. Vice Chair Williamson seconded the motion which carried unanimously 4 to 0.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

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.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

August 8, 2023, at 6:00 p.m.
August 22, 2023, at 6:00 p.m.
September 12, 2023, at 6:00 p.m.
September 26, 2023, at 6:00 p.m.

City Council & Board of Adjustment Meetings

August 1, 2023, at 6:00 p.m. (CC & BOA)
August 15, 2023, at 6:00 p.m. (CC)
September 5, 2023, at 6:00 p.m. (CC & BOA)
September 19, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Williamson to adjourn the meeting. Commissioner Shumway seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 7:23 p.m.