



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, November 23, 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 6:43 p.m.

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
John McIntosh
Tammie Williamson

Commission Members absent were:

Christian Bourguignon
Doug Crosson
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

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

PLEDGE OF ALLEGIANCE

Chair James 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. Approval of the Planning & Zoning Commission November 9, 2021, regular meeting minutes.**
- 2. Approval of the Planning & Zoning Commission November 15, 2021, special meeting minutes.**
- 3. Approval of SUB2021-0064: an application for Caliterra Phase 4 Section 11 Final Plat for a 39.911 acre tract located at Soaring Hill Road and Fish Trap Road out of the Philip A. Smith Survey. Applicant: Bill Coach, Carlson Brigance and Doering.**
- 4. Disapproval of SUB2021-0065: an application for Heritage Phase 2 Final Plat for a 69.999 acre tract located on Sportsplex Drive out of the Philip A. Smith Survey. Applicant: Sarah Mays, P.E., Kimley-Horn.**
- 5. Disapproval of SUB2021-0051: an application for Hardy Land North Preliminary Plat for a 38.680 acre tract located at 2901 W US 290 out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, Civil and Environmental Consultants Inc.**
- 6. Approval of SUB2021-0052: an application for Cannon Ranch Preliminary Plat for 100.58 acres on Cannon Ranch Road out of the Philip A. Smith and C.H. Surveys. Applicant: Jake Helmburg, Doucet & Associates.**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 6. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

BUSINESS

- 7. Public hearing and consideration of a recommendation regarding ZA2021-0007: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 39.341 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290, Dripping Springs, Texas. Applicant: Brian Estes, P.E., Civil and Environmental Consultants Inc.**
 - a. Presentation** – No presentation was given.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval as presented.

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

d. Zoning Amendment – A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0007: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 39.341 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290, Dripping Springs, Texas. Commissioner McIntosh seconded the motion which carried unanimously 4 to 0.

8. Public hearing and consideration of a recommendation regarding ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Applicant: JD Dudley, QuikTrip Corporation.

a. Presentation – JD Dudley gave a presentation which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval as recommended.

c. Public Hearing – Judy Sanchez, Todd Simmons, Helen Darling, Dan Wattles, Dimitri Julius, and John Foley spoke in opposition to the item.

d. Conditional Overlay Amendment – A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road with the condition that the applicant install one-hundred foot landscape buffer and with changes as presented by the applicant. Commissioner McIntosh seconded the motion which failed 1 to 3, with Chair James, and Commissioners Williamson and McIntosh opposed.

A motion was made by Vice Chair Martin to recommend City Council deny approval of ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Commissioner Williamson seconded the motion which carried unanimously 4 to 0.

9. Public hearing and consideration of a recommendation regarding ZA2021-0010: an application to consider a proposed zoning map amendment from Manufactured Home (MH) to General Retail (GR) for an approximately 1.44 acres consisting of lots 1, 2, 3, 26, 27, and 28, block C out of the North Forty Section 2 subdivision located at the intersection of Ranch Road 12 and Timberline Drive. Applicant: Gilbert J. Guerra, P.E., Rio Delta Engineering.

a. Presentation – Gilbert Guerra was present and available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is in file. Staff recommends approval of the zoning amendment.

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

d. Zoning Amendment – A motion was made by Vice Chair Martin to recommend City Council approval of ZA2021-0010: an application to consider a proposed zoning map amendment from Manufactured Home (MH) to General Retail (GR) for an approximately 1.44 acres consisting of lots 1, 2, 3, 26, 27, and 28, block C out of the North Forty Section 2 subdivision located at the intersection of Ranch Road 12 and Timberline Drive. Commissioner McIntosh seconded the motion which carried unanimously 4 to 0.

The Commission directed staff to clarify interaction with current Conditional Use Permitting.

10. Discussion related to the 2022 Planning & Zoning Commission meeting schedule and regular meeting start time.

The Commission discussed the new schedule. No action was taken.

PLANNING & DEVELOPMENT REPORTS

Reports are on file and available for review upon request.

11. Planning Report

- a. Planning Report
- b. Moratorium
- c. Comprehensive Plan

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 14, 2021, at 6:30 p.m.

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 & Board of Adjustment Meetings

December 7, 2021, at 6:00 p.m. (CC & BOA)
December 21, 2021 at 6:00 p.m. (CC)
January 4, 2022, at 6:00 p.m. (CC & BOA)
January 18, 2022, at 6:00 p.m. (CC)

ADJOURN

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

This regular meeting adjourned 8:36 p.m.