



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 27, 2023, at 6:00 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 6:02 p.m.

**Commission Members present were:**

Mim James, Chair  
Christian Bourguignon  
Doug Crosson  
John McIntosh  
Douglas Shumway  
Evelyn Strong

**Commission Member absent was:**

Tammie Williamson, Vice Chair

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

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

Chair James announced that this will be Commission McIntosh's last meeting and thanked him for his many years of service not only on the Planning & Zoning Commission, but the Historic Preservation Commission and TIRZ No. 1 & No. 2 Board as well.

### PLEDGE OF ALLEGIANCE

Commissioner Bourguignon 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.*

Bill Foulds, Jr. and Taline Manassian thanked Commissioner John McIntosh for his service to the community of Dripping Springs.

## **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.*

A motion was made by Commissioner Strong to consider items 4 and 5 separately. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

- 1. Approval of the May 23, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2022-0005: an application for the Skylight Hills Preliminary Plat 19.898 acres out of the S.F.J.W Survey located at 13001 High Sierra. Applicant: Al Carroll Jr., Tri-Tech Engineering**
- 3. Conditional approval of SUB2023-0012: an application for the Replat of Springlake Lot 57 for a 4.385-acre tract out of the G.W. Lindsay survey located at 100 Oakview Drive. Applicant: Jon Thompson, J Thompson Professional Consulting**

A motion was made by Commissioner Strong to approve Consent Agenda Items 1 – 3. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

Commissioner McIntosh recused from Consent Agenda Items 4 and 5, as he is a resident of Caliterra. He remained at the dais and did not participate in discussions or debate.

- 4. Conditional approval of SUB2023-0017: an application for the Caliterra Phase 2 Lot 9 Block F Section 7 replat. Applicant: Bill Couch, Carlson Brigance and Doering, Inc.**

Tory Carpenter presented the staff report which is on file. The application was submitted for conditional approval upon receipt of approved 1445 Letter from Hays County. Staff has received the approval letter, but after the agenda and packet were posted. Staff recommends full approval of the application.

5. **Denial 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 Brigrance and Doering, Inc.*

A motion was made by Commissioner Strong to approve Consent Agenda Items 4 and 5. Commissioner Crosson seconded the motion which carried 5 to 0 to 1, with Commissioner McIntosh recused.

## **BUSINESS**

6. **Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group (DAWG) for the Southern Land Planned Development District request located on Ranch Road 12 south of FM 150.**

Applicant representative and attorney Rex Baker introduced the project.

Southern Land Company President & Chief Operating Officer Ben Sewell and Design Senior Vice President Ben Crenshaw gave a presentation which is on file.

Chair James and Tory Carpenter reviewed the Planned Development District review process and the purpose of the Development Agreement Working Group.

Via unanimous consent, Chair James and Commissioner Bourguignon were appointed to the Development Agreement Working Group (DAWG).

## **PLANNING & DEVELOPMENT REPORTS**

Report is on file and available for review upon request.

7. **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**

July 11, 2023, at 6:00 p.m.

July 25, 2023, at 6:00 p.m.

August 8, 2023, at 6:00 p.m.

August 22, 2023, at 6:00 p.m.

**City Council & Board of Adjustment Meetings**

July 5, 2023, at 6:00 p.m. (CC & BOA)

July 18, 2023, at 6:00 p.m. (CC)

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

August 15, 2023, at 6:00 p.m. (CC)

**ADJOURN**

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

This regular meeting adjourned at 6:55 p.m.