



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, November 09, 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
James Martin, Vice Chair
Christian Bourguignon
Doug Crosson
John McIntosh
Tammie Williamson

Commission Member absent was:

Evelyn Strong

Staff, Consultants and Appointed/Elected Officials present were:

Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Public Works Director Aaron Reed

PLEDGE OF ALLEGIANCE

Commissioner McIntosh 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.

Eugene Foster spoke regarding concerns with the Village Grove project and its impacts on neighboring communities.

Charlie Flatten, General Manager for the Hays Trinity Groundwater Conservation District, introduced himself to the commission.

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, Consent Agenda Item 6 was considered individually.

- 1. Approval of the October 12, 2021 and October 26, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Disapproval 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**
- 3. Disapproval of SUB2021-0061: an application for Big Sky Ranch Phase 3 Final Plat for a 81.71 acre tract located at the intersection of Sue Peaks Loop and Diablo Rim Terrace out of the Philip A. Smith Survey. Applicant: Christopher Reid, Doucet & Associates.**
- 4. Disapproval of SUB2021-0062: an application for Big Sky Ranch Phase 4 Final Plat for a 212.4 acre tract located at the intersection of Lone Peak Way and Bartlett Peak Lane out of the Philip A. Smith Survey. Applicant: Christopher Reid, Doucet & Associates.**
- 5. Approval of SUB2020-0040: an application for Esperanza Phase 2 Final Plat for a 52.4 acre tract located at the intersection of Bell Springs Road and Prairie Clover Drive out of the B.F. Hannah Survey. Applicant: Adrian Rosas, TRE & Associates.**
- 6. Approval of SUB2021-0046: an application for Driftwood GRC Phase 3 Final Plat for a 56.33 acre tract located on Driftwood Ranch Drive out of the Freelove Woody Survey. Applicant: Ronee Gilbert, Murphee Engineering Company.**

A motion was made by Vice Chair Martin to approve SUB2021-0046: an application for Driftwood GRC Phase 3 Final Plat for a 56.33 acre tract located on Driftwood Ranch Drive

out of the Freeloove Woody Survey. Commissioner Williamson seconded the motion which carried 5 to 0 to 1, with Commissioner Crosson recused.

7. **Disapproval 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.*

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 5 and 7. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

A motion was made by Chair James to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with City Attorney and regarding Executive Session Agenda Item 8. Vice Chair Martin seconded the motion which carried unanimously 6 to 0.

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.

8. **Consultation with City Attorney related to planning matters, wastewater capacity, comprehensive plan, and processes related to approvals.** *551.071, Consultation with City Attorney.*

The Commission met in Executive Session from 6:41 p.m. – 7:52 p.m.

No vote or action was taken during Executive Session. Chair James returned the meeting to Open Session at 7:52 p.m.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

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

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

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

City Council & BOA Meetings

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 6 to 0.

This regular meeting adjourned at 7:52 p.m.