



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 22, 2022 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 6:00 p.m.

**Commission Members present were:**

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
John McIntosh  
Evelyn Strong

**Commission Members absent were:**

Doug Crosson  
Tammie Williamson

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

City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera  
IT Coordinator Jason Weinstock  
Mayor Pro Tem Taline Manassian

Chair James introduced Dripping Springs Scouts Troop 101.

### PLEDGE OF ALLEGIANCE

Alex McNutt, Troop 101, 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 February 22, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial of SUB2021-0011: an application for the Double L Ranch Phase 1 Preliminary Plat for a 217.97 acre tract out of the Philip A. Smith Survey located 1.5 miles north of US 290 and Ranch Road 12. Applicant: Pablo Martinez, BGE, Inc.**
- 3. Approval with Conditions 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**
- 4. Approval of SUB2021-0072: an application for the Caliterra, Phase 5, Section 14 Preliminary Plat for a 50.947 acre tract out of the Philip A. Smith Survey located on Premier Park Loop. Applicant: Bill E. Couch, Carlson Brigance and Doering, Inc.**
- 5. Approval of SUB2021-0074: an application for the Driftwood Golf & Ranch Club, Phase 1, Block C, Lot 1 Final Plat for a 7.411 acre tract located on Driftwood Golf Club Drive. Applicant: Ronee Gilbert, Murfee Engineering Company**
- 6. Approval of SUB2021-0075: an application for the Driftwood Subdivision, Phase 4 Final Plat for a 5.8096 acre tract located on Thurman Roberts Way out of the Freelove Woody Survey. Applicant: Ronee Gilbert, Murfee Engineering Company**
- 7. Denial of SUB2022-0004: an application for the Headwaters commercial East Phase 1 Preliminary Plat for a 5.824 acre tract located out of the William walker survey located at Headwaters Boulevard and Flathead Drive. Applicant: Blake Rue, Oryx Land Holdings, LLC**

8. **Denial of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
9. **Denial of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
10. **Denial of SUB2022-0008: an application for the Wild Ridge Preliminary Plat for a 283.4 acre tract located out of the I.V. Davis Jr. and Edward W. Brown surveys. Applicant: Richard Pham, P.E., Doucet & Associates, Inc.**
11. **Denial of SUB2022-0009: an application for the Driftwood Subdivision Phase 3 preliminary plat for a 43.7352 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company**
12. **Denial of SUB2022-0010: an application for the Ariza Multifamily preliminary plat for a 19.16 acre tract out of the E. B. Hargraves and Hermon Benson surveys located at 13900 W US 290. Applicant: Katie Stewart, P.E. Pape-Dawson Engineers**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 12. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

## **BUSINESS**

13. **Public hearing and consideration of a recommendation regarding ZA2021-0006 an application to consider an ordinance approving a zoning amendment from Two Family Residential - Duplex (SF-4) to Local Retail (LR) for approximately 2.04 acres being lot 2 of the C. Jones Subdivision located at 427 Creek Road. Applicant: Jon Thompson**
  - a. **Applicant Presentation** – Jon Thompson gave a presentation on the item which is on file.
  - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial 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 denial of ZA2021-0006 an application to consider an ordinance approving a zoning amendment from Two Family Residential - Duplex (SF-4) to Local Retail (LR) for approximately 2.04 acres being lot 2 of the C. Jones Subdivision located at 427 Creek Road. Commissioner Bourguignon seconded the motion which carried unanimously 5 to 0.
14. **Presentation on Interlocal Agreement between the City of Dripping Springs and Hays County commonly referred to as a 1445.**

Laura Mueller gave a presentation on the City's 1445 Agreement with Hays County.

**15. Public Hearing and possible action related to recommendations regarding a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations.**

**a. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

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

**c. ADU Ordinance Recommendations** – A motion was made by Vice Chair Martin to recommend City Council approval of a Zoning Amendment to modify requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations. Commissioner McIntosh seconded the motion which carried 4 to 1, with Commissioner Bourguignon opposed.

## **PLANNING & DEVELOPMENT REPORTS**

### **16. Planning Department Report**

Howard Koontz presented the report and discussed the status of the following projects: Comprehensive Plan, Amendments to land use code, and Planned Development Projects Village Grove, NewGrowth and Cannon East.

## **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**

April 12, 2022, at 6:00 p.m.

April 28, 2022, at 6:00 p.m.

May 10, 2022, at 6:00 p.m.

May 24, 2022, at 6:00 p.m.

### **City Council & Board of Adjustment Meetings**

April 5, 2022, at 6:00 p.m. (CC & BOA)

April 12, 2022, at 5:00 p.m. (Moratorium Waivers)

April 19, 2022, at 6:00 p.m. (CC)

April 26, 2022, at 5:00 p.m. (Moratorium Waivers)

## **ADJOURN**

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:25 p.m.