



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 24, 2022 at 6:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chari James called the meeting to order at 6:01 p.m.

#### Commission Members present were:

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
Doug Crosson  
John McIntosh  
Evelyn Strong  
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  
Public Works Director Aaron Reed  
IT Coordinator Jason Weinstock  
City Engineer Chad Gilpin  
Emergency Management Coordinator Roman Baligad  
Mayor Pro Tem Taline Manassian  
Architectural Consultant Keenan Smith  
Transportation Consultant Leslie Pollack

### PLEDGE OF ALLEGIANCE

Commissioner Williamson 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 April 26, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of the May 10, 2022, Planning & Zoning Commission workshop meeting minutes.**
- 3. Approval 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**
- 4. 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.**
- 5. Conditional approval 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**
- 6. Approval of SUB2021-0012: an application to consider the final plat of Caliterra Phase 4 Section 12 for a 65.964 acre tract of land out of the Philip A. Smith Survey. Applicant: Bill Couch, Carlson Brigance and Doering, Inc.**
- 7. Conditional approval 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.**

8. **Conditional approval 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.*
9. **Approval of SUB2021-0067: an application for the Headwaters Phase 5 Section 2 Final Plat for a 57.14 acre tract located at the intersection of Headwaters Boulevard and Sage Thrasher Circle out of the MD Raper and W Walk Jr Surveys.** *Applicant: WFC Headwaters Owner VII, L.P.*
10. **Denial of SUB2022-0021: an application for Headwaters at Barton Creek Phase 3 Final Plat for a 200.77 acre tract out of the FA Jolly, JP Powell, WM Walker, and H Benson Surveys located near the intersection of Canyonwood Drive and US 290.** *Applicant: WFC Headwaters Owner VII, L.P.*
11. **Denial of SUB2022-0020: an application to consider the final plat of Caliterra Phase 4 Section 14 for a 50.947 acre tract of land out of the Philip A. Smith Survey near the intersection of Caliterra Parkway and Crosswater Lane.** *Applicant: Bill Couch, Carlson Brigance and Doering, Inc.*

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 4 and 6 – 11, and with corrections to item 1 as submitted. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

A motion was made by Vice Chair Martin to approve Consent Agenda Item 5. Commissioner Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner Crosson abstaining.

## **BUSINESS**

12. **Public hearing and consideration of approval of SUB2022-0022: an application for the Ladera Lot 2 replat for a 15 acre tract located at 4630 W US 290.** *Applicant: Jon Thompson*
  - a. **Applicant Presentation** – Applicant not present.
  - b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the application until unanswered comments are addressed.
  - c. **Public Hearing** – No one spoke during the Public Hearing.
  - d. **Replat** – A motion was made by Vice Chair Martin to deny approval of SUB2022-0022: an application for the Ladera Lot 2 replat for a 15 acre tract located at 4630 W US 290. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.
13. **Public hearing and consideration of recommendation regarding VAR2022-0003: an application for a variance to allow more than 50% impervious cover for a property located at 410 Hazy Hills Loop, being Block A, Lot 21 of the Headwaters at Bardon Creek Phase 1 subdivision.** *Applicant: Renee Godinez, Permit Solutions.*
  - a. **Applicant Presentation** – Applicant not present.

**b. Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the variance as there is no hardship.

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

**d. Variance** – A motion was made by Vice Chair Martin to recommend the Board of Adjustment deny VAR2022-0003: an application for a variance to allow more than 50% impervious cover for a property located at 410 Hazy Hills Loop, being Block A, Lot 21 of the Headwaters at Bardon Creek Phase 1 subdivision. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

**14. Public Hearing and consideration of recommendation regarding an ordinance rezoning a property from AG to PDD # 14 with a base zoning of SF-3, SF-5, and LR with primarily residential uses with some local retail and governmental uses for property located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park and commonly known as “Village Grove”, directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision. Applicant: Matthew Scrivener, Austin Land Innovations**

Chair James recused himself from the item and exited the dais. Vice Chair Martin presided over the meeting.

**a. Applicant Presentation** – Peter Verdicchio with SEC Planning and John Doucet with Doucet & Associates gave a presentation which is on file.

**b. Staff Report** – Howard Koontz, Laura Mueller and Leslie Pollack presented the staff report which is on file. Staff recommends approval of the zoning ordinance.

**c. Public Hearing** – Eugene and Brenda Foster spoke during the Public Hearing; their comments are on file.

**d. Ordinance Recommendation** – A motion was made by Commissioner Strong to recommend City Council approval of an ordinance rezoning a property from AG to PDD # 14 with a base zoning of SF-3, SF-5, and LR with primarily residential uses with some local retail and governmental uses for property located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park and commonly known as “Village Grove”, directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision, as presented and with the condition that the Offsite Road Agreement, Wastewater Agreement and Donation Agreement are approved prior to the Mayor’s signature. Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Chair James recused.

## **PLANNING & DEVELOPMENT REPORTS**

Report is on file and available upon request.

### **15. 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**

June 14, 2022, at 6:00 p.m.

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

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

July 26, 2022, at 6:00 p.m.

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

June 7, 2022, at 6:00 p.m. (CC & BOA)

June 21, 2022, at 6:00 p.m. (CC)

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

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

## **ADJOURN**

A motion was made by Commissioner Strong to adjourn the meeting. Vice Chair Martin seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 7:36 p.m.