



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

DRIPPING SPRINGS Council Chambers, 511 Mercer St, Dripping Springs, TX  
Texas

Tuesday, June 28, 2022 at 6:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
Doug Crosson  
John McIntosh  
Evelyn Strong  
Tammie Williamson

#### Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera  
IT Coordinator Jason Weinstock

### PLEDGE OF ALLEGIANCE

### 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.*

### 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 June 14, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Conditional approval of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 3. Conditional approval of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 4. Denial of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 5. Denial of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E., Murfee Engineering Company, Inc.**
- 6. Conditional approval of SUB2022-0020: an application for the Caliterra Phase 4 Section 14 Final Plat 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 Brigrance and Doering, Inc.**
- 7. Denial of SUB2022-0028: an application for the Parten Ranch Phase 8 Preliminary Plat for a 81.03 acre tract out of the Seaborn J. Whately and Lamar Moore Surveys located in the northwest corner of the Parten Ranch development. Applicant: Lauren Crone, LJA Engineering, Inc.**
- 8. Approval of SUB2022-0032: an application for the Headwaters Commercial East Phase 1 Final Plat for a 5.824 acre tract of land out of the William Walker Survey located on Headwaters Blvd. Applicant: Blake Rue, Oryx Land Holdings, LLC**

## **BUSINESS**

- 9. Public hearing and consideration of possible action regarding VAR2022-0004: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage. The property is located at 449 Twin Oaks. Applicant: Ignacio Gonzales, Jr.**
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Variance

10. **Public hearing and consideration of SUB2022-0014: an application for the Driftwood Golf and Ranch Club, Phase 1 Replat for a 10.8649 acre tract located on Driftwood Ranch Drive.** *Applicant: John Blake, P.E., Murfee Engineering Company, Inc.*
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
  
11. **Public hearing and consideration of SUB2022-0026: an application for the Blue Ridge Section 1 Replat for a 2.00 acre tract located at 101 Bob White Cove.** *Applicant: Jordan Russell, Keepers Land Planning.*
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
  
12. **Public hearing and consideration of SUB2022-0029: an application for the Vitolich Plaza Lot 1 Replat for a 7.26 acre tract located on Bell Springs Road north of Daisy Lane.** *Applicant: Jon Thompson.*
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
  
13. **Public hearing and consideration of SUB2022-0030: an application for the Burke Subdivision Lot 1A Replat for a 14.54 acre tract located at 20650 FM 150.** *Applicant: Jon Thompson.*
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
  
14. **Public hearing and consideration of a recommendation regarding ZA2022-0001: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 38.068 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290 for approximately half of the property known as the Hardy Tract.** *Applicant: Brian Estes, P.E., Civil and Environmental Consultants Inc.*
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Zoning Amendment
  
15. **Public Hearing and Recommendation related to an Ordinance rezoning a 36.28-acre property from Commercial Services (CS) to Planned Development District with a base**

**zoning of CS, with 25.38-acres of residential uses and approximately 5.8-acres of commercial uses, and approximately 5.1-acres of utility spaces, as amended by the ordinance language herein, for property located at the southwest corner of U.S. 290 and Roger Hanks Blvd., in the City of Dripping Springs, Texas, and commonly known as “New Growth”. Applicant: Isaac Karpay, New Growth Living**

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Recommendation

**16. Discuss and consider possible action regarding the appointment of Officers to the Planning & Zoning Commission.**

- a. Vice Chair
- b. Transportation Committee Representative

## **PLANNING & DEVELOPMENT REPORTS**

### **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.*

### **UPCOMING MEETINGS**

#### **Planning & Zoning Commission Meetings**

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

July 19, 2022, at 6:00 p.m.

August 9, 2022, at 6:00 p.m.

August 23, 2022, at 6:00 p.m.

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

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

July 12, 2022, at 5:30 p.m. (Moratorium & Workshop)

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

July 26, 2022, at 5:30 p.m. (Moratorium & Workshop)

### **ADJOURN**

### **TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **June 24, 2022, at 1:00 p.m.***

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*City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*