



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, May 23, 2023 at 6:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Commission Members

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

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter
City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
City Planner Warlan Rivera
Public Works Director Aaron Reed

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 April 25, 2023, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of a Resolution of Support for a Grant Application to the Texas Department of Transportation for the Creation of Pedestrian Connections from Mercer St. to Ranch Road 12 and Surrounding Area.**
- 3. Approval of a Resolution of Support regarding the City Of Dripping Springs Application for Funding under the 2023 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD Elementary School, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**
- 4. Conditional approval of SUB2022-0047: an application for the Ariza 290 West final 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**
- 5. Approval of SUB2023-0004: an application for the Driftwood 967, Phase 1, Lot 2 Replat for 25.22 acres located at the intersection of FM967 and FM1928.. Applicant: Chris Earthman, Driftwood 25-ACA LP.**
- 6. Denial of SUB2022-0006: an application for the Wild Ridge Phase 1 Final Plat for a 62.1 acre tract out of the Philip A. Smith Survey. Applicant: Richard Pham, P.E., Doucet & Associates**
- 7. Approval of SUB2023-0010: an application for the Caliterra, Phase 5, Section 13 Preliminary Plat for a 4.898 acre tract located at the intersection of Bridge Water Cove and Kelsey Lane out of the Philip A. Smith Survey. Applicant: Bill E. Couch, Carlson Brigrance and Doering, Inc.**
- 8. Denial of SUB2023-0018: an application for the Cannon Ranch, Phase 2 Final Plat for a 83.00 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jacob Harris; Doucet & Associates**
- 9. Denial of SUB2023-0020: an application for the Driftwood Golf and Ranch Club Phase 4 final plat for a 45.33 acre tract of land located on Driftwood Ranch Drive out of the Freelove Woody Survey. Applicant: Scott Anderson, Murfee Engineering Company, Inc.**

BUSINESS

10. **Public hearing and consideration of approval of SUB2023-0016: a replat application for 500 & 520 Matzig Cove for a 27.95 acre tract to adjust the drainage easement of the Ruby Ranch Subdivisions Phases 1 & 2.** *Applicant: Richie Mendoza, Ever Engineering, LLC*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Replat

11. **Public hearing and consideration of approval of SUB2023-0017: an application for the Caliterra Phase Two Block 9 Section F Section 7 replat.** *Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Replat

12. **Public hearing and recommendation regarding VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive.** *Applicant: Kevin & Yvonne Heerema*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Recommendation

13. **Applicant introductory presentation and possible Commissioner appointment to the Development Agreement Working Group for the Madelynn Estates Planned Development District request located on FM 150 south of Wood Loop.**

PLANNING & DEVELOPMENT REPORTS

14. **Planning & Zoning 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.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

June 13, 2023, at 6:00 p.m.

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

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

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

City Council & Board of Adjustment Meetings

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

June 20, 2023, at 6:00 p.m. (CC)

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

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

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, on **May 19, 2023, at 1:00 p.m.***

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.