



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, November 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  
Tammie Williamson, Vice Chair  
Doug Crosson  
John McIntosh  
Douglas Shumway  
Evelyn Strong

**Commission Members absent were:**

Christian Bourguignon

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

City Attorney Laura Mueller  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
City Planner Warlan Rivera

### PLEDGE OF ALLEGIANCE

Chair James 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 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.*

Via unanimous consent all Consent Agenda items were considered individually.

**1. Approval of the October 11, 2022, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Strong to approve the October 11, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

**2. Approval of the October 25, 2022, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner Strong to approve the October 25, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 5 to 0, with Commissioner Strong abstaining.

**3. Approval 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.**

Tory Carpenter presented the staff report which is on file. Staff recommends approval of the replat.

A motion was made by Vice Chair Williamson to approve SUB2022-0026: an application for the Blue Ridge Section 1 Replat for a 2.00 acre tract located at 101 Bob White Cove. Commissioner McIntosh seconded the motion which carried 4 to 2, with Commissioners Crosson and Strong opposed.

**4. Conditional approval of SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey. Applicant: Richard Pham, P.E., Doucet & Associates.**

Tory Carpenter presented the staff report which is on file. Staff recommends approval with the condition that the applicant provide Hays County 1445 approval letter, and that the applicant provide a sidewalk plan or submit a request for a sidewalk fee in lieu.

A motion was made by Commissioner McIntosh to approve SUB2022-0042: an application for the Silver Creek Preliminary Plat for a 70.0 acre tract located at the dead end of Silver Creek Road out of the Marcus D Raper Survey with staff conditions. Vice Chair Williamson seconded the motion which carried unanimously 6 to 0.

- 5. Denial 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**

Tory Carpenter presented the staff report which is on file. Staff recommends denial of the final plat.

A motion was made by Vice Chair Williamson to deny 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. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

## **PLANNING & DEVELOPMENT REPORTS**

Report is on file and available for review upon request.

### **6. 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**

December 13, 2022, at 6:00 p.m.

January 10, 2023, at 6:00 p.m.

January 24, 2023, at 6:00 p.m.

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

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

December 20, 2022, at 6:00 p.m. (CC)

January 3, 2023, at 6:00 p.m. (CC & BOA)

January 17, 2023, at 6:00 p.m. (CC)

## **ADJOURN**

A motion was made by Vice Chair Williamson adjourn the meeting. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 6:12 p.m.