



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 11, 2022 at 6:00 PM

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
Christian Bourguignon
Doug Crosson
John McIntosh
Douglas Shumway

Commission Member absent was:

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Mayor Pro Tem Taline Manassian
Parks Planning Consultant Brent Luck

PLEDGE OF ALLEGIANCE

Commissioner Bourguignon 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.

Brenda Foster spoke regarding traffic density and speed on Mercer Street related to pedestrian safety.

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, the Commission considered Consent Agenda items separately.

1. Approval of the September 27, 2022, Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Williamson to approve the September 27, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Shumway seconded the motion which carried unanimously 6 to 0.

Chair James recused from Consent Agenda item 2 and exited the dais. Vice Chair Williamson presided over the meeting.

2. Conditional approval of SUB2022-0039: an application for the Village Grove preliminary plat for a 112.40 acre tract out of the CH Malott and Philip A Smith survey located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision. Applicant: Ryan Perry, Doucet Engineers.

Matthew Sriver, applicant representative, spoke regarding drip fields.

Tory Carpenter presented the staff report. Staff recommends approval with the following conditions: 1) Applicant receive approval of the Traffic Impact Analysis, 2) Applicant receive approval of the Master Parks Plan, and 3) Applicant shall submit revised wastewater schematic removing the potential drip field from the Hilltop areas.

A motion was made by Commissioner McIntosh to approve SUB2022-0039: an application for the Village Grove preliminary plat for a 112.40 acre tract out of the CH Malott and Philip A Smith survey located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park directly south and adjacent to Wallace

Mountain, and directly west and adjacent to The Preserve subdivision with staff conditions. Commissioner Bourguignon seconded the motion.

An amendment to the motion was made by Vice Chair Williamson SUB2022-0039: an application for the Village Grove preliminary plat for a 112.40 acre tract out of the CH Malott and Philip A Smith survey located south of U.S. 290 and east of Rob Shelton Blvd. along Sports Park Road adjacent to the Sports and Recreation Park directly south and adjacent to Wallace Mountain, and directly west and adjacent to The Preserve subdivision with staff conditions and the additional condition that all conditions are met prior to construction. Commissioner Shumway seconded the amendment which carried 5 to 0 to 1, with Chair James recused.

The main motion as amended carried 5 to 0 1, with Chair James recused.

Chair James return to the dais preside over the meeting.

WORKSHOP

3. Presentation and request for recommendations and staff direction related to a draft updated proposed Tree Preservation and Landscape Ordinance and on the proposed process and schedule for review and approval of the Ordinance.

a. Staff Report – Howard Koontz and Brent Luck presented the staff report which is on file.

b. Public Comment – No one spoke during the Public Comment period.

c. Recommendation & Staff Direction – The Commission provided staff with direction to continue to work in the direction they are going and to be sure to provide clarity and simplification of the ordinance.

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

October 25, 2022, at 6:00 p.m.

November 8, 2022, at 6:00 p.m.

November 22, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

October 18, 2022, at 6:00 p.m. (CC)

November 1, 2022, at 6:00 p.m. (CC & BOA)

November 15, 2022, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Commissioner McIntosh to adjourn the meeting. Commissioner Shumway seconded the motion which carried unanimously 6 to 0.

This workshop and regular meeting adjourned at 7:51 p.m.