



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, February 28, 2023, 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  
Christian Bourguignon  
Doug Crosson  
John McIntosh  
Douglas Shumway  
Evelyn Strong

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

Planning Director Tory Carpenter  
Deputy City Administrator Ginger Faught  
Mayor Bill Foulds, Jr.  
Deputy City Secretary Cathy Gieselmann  
Mayor Pro Tem Taline Manassian  
HDR Engineering P.E. Leslie Pollack  
TIRZ Project Manager Keenan Smith  
IT Director Jason Weinstock

### PLEDGE OF ALLEGIANCE

Vice Chair 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.

## **PRESENTATIONS**

### **1. Presentation and discussion regarding the Old Fitzhugh Road Project.**

Keenan Smith presented the staff report which is on file. A public meeting to provide an update on the project has been scheduled for March 29, 2023, at City Hall, Committee members were encouraged to attend.

Leslie Pollack addressed questions regarding timeframe of traffic signal at Heritage and retaining the flashing beacon at Old Fitzhugh until traffic flows are determined. Will continue to work with TxDOT; projected signal timeframe is 2024 and the flashing beacon will remain in place until traffic flows are determined.

## **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.*

- 2. Approval of the January 24, 2023, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional approval of SUB2021-0073: an application for the Hardy T Land Preliminary Plat for a 78.02 acre tract located at the intersection of Bunker Ranch Boulevard and Ross Street out of the Benjamin F. Hannah Survey. Applicant: Brian Estes, P.E., Civil & Environmental Consultants, Inc.**
- 4. 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**
- 5. Conditional approval of SUB2022-0041: an application for the Hays Street Preliminary Plat for a 1.855 acre tract located at 102 Bluff Street out of the Town of Dripping Springs survey. Applicant: Joe Grasso, P.E., Doucet & Associates.**
- 6. Approval 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**

7. **Conditional approval of SUB2022-0002: an application for the Hays Street Subdivision final plat for a 1.855 acre tract out of the Phillip A. Smith Survey located at 102 South Bluff Street.** *Applicant: Joe Grasso, P.E. Doucet & Associates*
8. **Conditional approval of SUB2022-0049: an application for the Serenity Hills Preliminary Plat for a 104.335 acre tract located at 1111 Hays Country Acres Road out of the Richard Vaughan Survey.** *Applicant: Gregg Andrulis, Civil Insite, LLC.*

A motion was made by Commissioner Strong to approve Consent Agenda Items 2 – 8. Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

## **BUSINESS**

9. **Presentation and discussion of an Ordinance rezoning a 97.44-acre property to Planned Development District with a base zoning of SF-3 and GR, with 68.38-acres of residential uses, approximately 6.7-acres of commercial uses, and approximately 22.36-acres of open space, as amended by the ordinance language herein, for property located on U.S. 290 and north of the intersection of Drifting Wind Run commonly known as “Gateway Village”.** *Applicant: John Doucet, Doucet and Associates*

**a. Applicant Presentation** – Peter Verdichhio provided a summary presentation and along with Matthew Scrivener, Developer for Meritage Homes, and Rex Baker, were available for questions from the Commission.

**b. Staff Report** - Tory Carpenter presented the staff report which is on file.

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

**d. Discussion** – Chair James asked each of the Commissioners to share any questions/concerns which were addressed by Tory Carpenter, Peter Varricchio, John Doucet and Rex Baker.

No action was taken regarding this item.

## **PLANNING & DEVELOPMENT REPORTS**

### **10. Planning Department Report**

Tory Carpenter presented the staff report which is on file.

## **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*

March 14, 2023, at 6:00 p.m.

March 28, 2023, at 6:00 p.m.

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

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

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

March 7, 2023, at 6:00 p.m. (CC & BOA)

March 21, 2023, at 6:00 p.m. (CC)

April 4, 2023, at 6:00 p.m. (CC & BOA)

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

## ADJOURN

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

This regular meeting adjourned at 7:26 p.m.