



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 14, 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 6:01 p.m.

**Commission Members present were:**

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

**Commission Member absent was:**

Christian Bourguignon

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

Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera  
IT Coordinator Jason Weinstock  
Mayor Pro Tem Taline Manassian  
Mayor Bill Foulds, Jr.

### PLEDGE OF ALLEGIANCE

Vice Chair Martin 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.

## **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 May 24, 2022, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Martin to approve the May 24, 2022, Planning & Zoning Commission regular meeting minutes. Commissioner Crosson seconded the motion which carried unanimously 6 to 0.

## **BUSINESS**

### **2. Presentation and discussion of 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** – Isaac Karpay gave a presentation which is on file.

**b. Staff Report** – Howard Koontz and Tory Carpenter presented the staff report which is on file.

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

**d. Discussion** – The Commission discussed the proposed project and provided staff with direction. No action was taken regarding this item.

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

**a. Vice Chair**

**b. Transportation Committee Representative**

The Commission discussed appointments. No action was taken regarding this item.

## **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 28, 2022, at 6:00 p.m.

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

July 26, 2022, at 6:00 p.m.

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

June 21, 2022, at 6:00 p.m. (CC)

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

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

## **ADJOURN**

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

This regular meeting adjourned at 7:48 p.m.