



DRIPPING SPRINGS
Texas

PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Dripping Springs Ranch Park Event Center, 1042 Event Center
Drive, Dripping Springs, TX

Tuesday, July 26, 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 6:02 p.m.

Commission Members present were:

Mim James, Chair
Tammie Williamson, Vice Chair
Doug Crosson
Douglas Shumway
Evelyn Strong

Commission Members absent were:

Christian Bourguignon
John McIntosh

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant 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 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 June 28, 2022, Planning & Zoning Commission regular meeting minutes.**
- 2. Denial 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.**
- 3. Denial of SUB2022-0033: an application for the Ranch at Caliterra Preliminary Plat for a 200.025 acre tract located west of the Caliterra Subdivision out of the Benjamin F. Hannah Survey. Applicant: Bill E. Couch, Carlson Brigance, and Doering, Inc.**

A motion was made by Vice Chair Williamson to approve Consent Agenda Items 1 – 3. Commissioner Strong seconded the motion which carried unanimously 5 to 0.

BUSINESS

- 4. Public hearing and consideration of approval of SUB2022-0022: an application for the Ladera Lot 2 replat for a 15 acre tract located at 4630 W US 290. Applicant: Jon Thompson**

a. Applicant Presentation – Jon Thompson presented the item and was available for questions from the Commission.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the replat with the condition that the applicant provide Hays County 1445 Approval Letter.

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

d. Replat – A motion was made by Vice Chair Williamson to approve SUB2022-0022: an application for the Ladera Lot 2 replat for a 15 acre tract located at 4630 W US 290 as recommended by staff. Commissioner Crosson seconded the motion which carried unanimously 5 to 0.

5. Public hearing and consideration of approval of VAR2022-0006: a variance request to reduce the fee in lieu amount required for sidewalks associated with the Patriots' Hall Site Expansion. *Applicant: Kathryn Chandler, Patriots' Hall of Dripping Springs.*

a. Applicant Presentation – Applicant Kathryn Chandler and representative John Doucet gave a presentation which is on file.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends denial of the variance. If the Commission chooses to approve the variance, staff recommends requiring a public pedestrian path from the southeast corner of the property to the northwest corner of the property.

c. Public Hearing – Jon Thompson, Jeff Wells, Justin Miollnir and Charlie Barnett spoke in favoring of granting approval of the request.

d. Variance Request – A motion was made by Vice Chair Williamson to approve VAR2022-0006: a variance request to reduce the fee in lieu amount required to one-half, for sidewalks associated with the Patriots' Hall Site Expansion. Commissioner Strong seconded the motion which failed 2 to 3, with Chair James and Commissioners Crosson and Shumway opposed.

A motion was made by Commissioner Crosson to approve VAR2022-0006: a variance request and waive fee-in-lieu of sidewalks associated with the Patriots' Hall Site Expansion. Vice Chair Williamson seconded the motion which failed 1 to 4, with Chair James, Vice Chair Williamson, and Commissioners Strong and Shumway opposed.

A motion was made by Chair James to approve VAR2022-0006: a variance request as submitted by the applicant to reduce the fee-in-lieu amount required for sidewalks associated with the Patriots' Hall Site Expansion. Vice Chair Williamson seconded the motion which carried 4 to 1, with Commissioner Crosson opposed.

PLANNING & DEVELOPMENT REPORTS

6. Planning Department Report

Howard Koontz presented the Planning Department 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

August 9, 2022 at 6:00 p.m.

August 23, 2022, at 6:00 p.m.

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

September 27, 2022, at 6:00 p.m.

City Council & Board of Adjustment Meetings

August 2, 2022, at 6:00 p.m. (CC & BOA)

August 9, 2022, at 5:30 p.m. (CC) August 16, 2022, at 6:00 p.m. (CC)

August 30, 2022, at 5:30 p.m. (CC)

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Crosson seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:30 p.m.