



DRIPPING SPRINGS  
Texas

# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Ranch Park Event Center

1042 Event Center Dr., Dripping Springs, TX

Tuesday, April 26, 2022 at 6:00 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Planning Director Howard Koontz

Senior Planner Tory Carpenter

Public Works Director Aaron Reed

IT Coordinator Jason Weinstock

### PLEDGE OF ALLEGIANCE

### 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.*

## PRESENTATIONS

- 1. Wastewater Update**  
*Public Works Director Aaron Reed*

## 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 March 22, 2022, Planning & Zoning Commission regular meeting minutes.**
- 3. Conditional Approval of SUB2021-0011: an application for the Double L Ranch Phase 1 Preliminary Plat for a 217.97 acre tract out of the Philip A. Smith Survey located 1.5 miles north of US 290 and Ranch Road 12. Applicant: Pablo Martinez, BGE, Inc.**
- 4. Approval of SUB2021-0070: an application for the Cannon Ranch, Phase 1 Final Plat for a 29.97 acre tract located at the intersection of Founders Park Road and Rob Shelton Boulevard out of the Philip A. Smith and C.H. Malott Surveys. Applicant: Jake Helmburg; Doucet & Associates**
- 5. Approval of SUB2022-0004: an application for the Headwaters commercial East Phase 1 Preliminary Plat for a 5.824 acre tract located out of the William walker survey located at Headwaters Boulevard and Flathead Drive. Applicant: Blake Rue, Oryx Land Holdings, LLC**
- 6. Denial of SUB2022-0007: an application for the CRTX Final Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12. Applicant: Chet Manning, Allen Harrison Company, LLC**
- 7. Approval of SUB2020-0034: an application for the Heritage Phase 1 Final Plat for a 37.07 acre tract out of the Philip Smith Survey survey located on Ranch Road 12 south of Spring Lake Drive. Applicant: Alex Granodos, P.E. Kimley-Horn & Associates**
- 8. Denial of SUB2022-0012: an application for the Driftwood Phase 3 Section 1 Final Plat for a 9.070 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E.,Murfee Engineering Company, Inc.**
- 9. Denial of SUB2022-0013: an application for the Driftwood Phase 3 Section 2 Final Plat for a 34.665 acre tract out of the Freelove Woody survey located at 17901 FM 1826. Applicant: John Blake, P.E.,Murfee Engineering Company, Inc.**

10. **Denial of SUB2022-0006: an application for the CRTX Preliminary Plat for a 8.59 acre tract located out of the P.A. Smith Survey located at 27110 Ranch Road 12.** *Applicant: Chet Manning, Allen Harrison Company, LLC*

## **BUSINESS**

11. **Public hearing and consideration of SUB2022-0014: an application for the Driftwood Golf and Ranch Club, Phase 1 Replat Plat for a 10.8649 acre tract located on Driftwood Ranch Drive.** *Applicant: John Blake, P.E., Murfee Engineering Company, Inc.*
  - a. Applicant Presentation
  - b. Staff Report
  - c. Public Hearing
  - d. Replat
12. **Public hearing consideration of recommendation regarding an Ordinance adding a definition for Special Event Facility under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations.**
  - a. Staff Report
  - b. Public Hearing
  - d. Text Amendment

## **PLANNING & DEVELOPMENT REPORTS**

13. **City Attorney Report**  
*City Attorney Laura Mueller*

## **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**

May 10, 2022, at 6:00 p.m.  
May 24, 2022, at 6:00 p.m.  
June 14, 2022, at 6:00 p.m.  
June 21, 2022, at 6:00 p.m.

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

May 3, 2022, at 6:00 p.m. (CC & BOA)  
May 10, 2022, at 5:00 p.m. (Moratorium Waivers)  
May 17, 2022, at 6:00 p.m. (CC)

June 7, 2022, at 6:00 p.m. (CC & BOA)

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

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING**

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **April 22, 2022, at 3:30 p.m.***

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*City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*