



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, July 27, 2021 at 6:30 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

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Doug Crosson

Evelyn Strong (arrived at 6:37 p.m.)

Tammie Williamson

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

Deputy City Administrator Ginger Faught

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Planning Assistant Warlan Rivera

City Engineer Chad Gilpin

Planning Consultant Robyn Miga

Transportation Consultant Leslie Pollack

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

### PLEDGE OF ALLEGIANCE

Commissioner Crosson 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.

## **BUSINESS**

### **1. Approval of the July 13, 2021, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Commissioner McIntosh to approve the July 13, 2021, Planning & Zoning Commission regular meeting minutes. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

### **2. Public hearing and consideration of recommendation regarding ZA2021-0003: an application for a Zoning Amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further for two properties located approximately at 102 S. Bluff Street, Dripping Springs, Texas. Legal Description ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 4-5-6 & 9, ACRES 0.519 and ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 1-3 & 10-12, ACRES 0.9445. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC**

#### **a. Presentation**

Applicant Jon Thompson presented the item.

#### **b. Staff Report**

Robyn Miga presented the staff report which is on file. Staff recommends approval of the zoning amendment with changes to the conditional overlay ordinance where the permissions are outlined rather than prohibitions.

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

#### **d. Zoning Amendment and Conditional Overlay**

A motion was made by Commissioner Williamson to recommend City Council approval, with changes to the conditional overlay ordinance where the permissions are outlined rather than prohibitions, of ZA2021-0003: an application for a Zoning Amendment and Conditional Use Overlay to consider a proposed zoning map amendment from Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further for two properties located approximately at 102 S. Bluff Street, Dripping

Springs, Texas. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

3. **Public hearing and consideration of recommendation regarding ZA2021-0004: an application for a Zoning Amendment to consider a proposed zoning map amendment from SF-1 (Single-Family Residential - Low Density) to SF-2 (Single-Family Residential-Moderate Density) for an approximately 1.82-acre tract at 1232 Creek Road, Dripping Springs, Texas. Legal Description CREEK ROAD VILLAS, LOTS 1-2, ACRES 1.82; and P.A SMITH SURVEY 0.99 ACRE A0415. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC**

- a. **Presentation**

Applicant Jon Thompson presented the item.

- b. **Staff Report**

Robyn Miga presented the staff report which is on file. Staff recommends approval of the zoning amendment.

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

- d. **Zoning Amendment**

A motion was made by Commissioner McIntosh to recommend City Council approval of ZA2021-0004: an application for a Zoning Amendment to consider a proposed zoning map amendment from SF-1 (Single-Family Residential - Low Density) to SF-2 (Single-Family Residential-Moderate Density) for an approximately 1.82-acre tract at 1232 Creek Road, Dripping Springs, Texas. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

4. **Public hearing and consideration of recommendation regarding PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits. Applicant: Rex Baker, Baker & Robertson**

- a. **Presentation**

Peter Verdicchio with SEC Planning and John Doucet with Doucet Engineers gave a presentation which is on file.

- b. **Staff Report**

Laura Mueller presented the staff report which is on file. Staff recommends approval of the planned development district.

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

**d. Planned Development District Ordinance**

A motion was made by Vice Chair Martin to recommend City Council approval of PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

**5. Discuss and consider the Nomination of a member of the Planning & Zoning Commission to serve as the Representative on the Transportation Committee.**

A motion was made by Commissioner Strong to nominate Vice Chair Martin to serve as Representative on the Transportation Committee. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

**PLANNING & DEVELOPMENT REPORTS**

**6. DA2020-0002 Anarene/Double L Amended Development Agreement. Applicant: Pablo Martinez, BGE, Inc.**

Laura Mueller’s report is on file and available for review upon request.

**7. Planning Report**

The Planning Report is on file and available for review upon request.

**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 10, 2021, at 6:30 p.m.

August 24, 2021, at 6:30 p.m.  
September 14, 2021, at 6:30 p.m.  
September 28, 2021, at 6:30 p.m.

**City Council & BOA Meetings**

August 3, 2021, at 6:00 p.m. (CC & BOA)  
August 17, 2021, at 6:00 p.m.  
September 7, 2021, at 6:00 p.m.(CC & BOA)  
September 21, 2021, at 6:00 p.m.

**ADJOURN**

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

This regular meeting adjourned at 8:20 p.m.