



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, April 27, 2021 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

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Meeting ID: 865 6556 3314

Passcode: 480758

Dial Toll Free:

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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

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Architectural Consultant Keenan Smith

Historic Preservation Commission Chair Bruce Lewis

Historic Preservation Commissioner Ashely Bobel

With a quorum of the Commission present, Chair James called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Strong 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.

Via unanimous Consent, the Planning & Zoning Commission consider Consent Agenda Item 1 individually.

- 1. Approval of the March 23, 2021 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Martin to approve the March 23, 2021 Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

- 2. Recommendation of Approval of the Heritage TIA and required Transportation Improvements listed in the HDR technical memo. Applicant: Alex Granados, P.E. Kimley-Horn & Associates**

3. **Disapproval of a plat for the reasons set forth in the item SUB2020-0040: a Final Plat for Esperanza Subdivision Phase 2 an approximately 52.40 acre tract of land located at 4900 Bell Springs Road, Dripping Springs, Hays County, Texas. Applicant: Adrian Rosas, PE**
4. **Approval of a plat with conditions set forth in the item SUB2021-0017: a Final Plat and Plat Vacation for Driftwood Subdivision Phase 1, Section 1, Lot 1, Block F an approximately 6.8292 acre tract of land located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek, Driftwood, Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**
5. **Disapproval of a plat for the reasons set forth in the item SUB2021-0019: a Final Plat and Plat Vacation for Bunker Ranch Phase 3 Block 3 Lots 15-19 an approximately 5.14 acre tract of land located off Bunker Ranch Blvd (R15053), generally located south of the intersection of Bunker Ranch Blvd and Stockman Dr., Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**
6. **Disapproval of a plat for the reasons set forth in the item SUB2021-0020: a Preliminary Plat for the Overlook at Bunker Ranch an approximately 18.250-acre tract of land located at 2004 Creek Road, south of Highway 290, north of Creek Road (R143390), Dripping Springs, Hays County, Texas. Applicant: Brian Estes, PE**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 2 – 6. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

Chair James noted that approval of the Consent Agenda includes the denial of Consent Agenda Items 3, 5 and 6.

BUSINESS

7. **Public hearing and consideration of possible action regarding VAR2021-0005: an application for a variance to Chapter 28, Exhibit A, Section 14.2 Frontage and Section 14.7 Minimum Lot Sizes. The property is located at 102 Rose Drive, Dripping Springs, TX (R15132). The applicant is requesting a variance to provide lot frontage on an access easement and to have a lot size of 0.748 acres. Applicant: Jon Thompson**

1. *Presentation*

Jon Thompson presented the item and was available for questions from the Commission.

2. *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the variance.

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

4. Variance

A motion was made by Vice Chair Martin to approve VAR2021-0005: an application for a variance to Chapter 28, Exhibit A, Section 14.2 Frontage and Section 14.7 Minimum Lot Sizes. The property is located at 102 Rose Drive, Dripping Springs, TX (R15132). Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

- 8. Public hearing and consideration of possible action regarding VAR2021-0008: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage. The property is located at 823 Post Oak Drive, Dripping Springs, TX (R97685). The applicant is requesting a variance to provide lot frontage on an access easement. Applicant: Jon Thompson**

1. Presentation

Jon Thompson presented the item and was available for questions from the Commission.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the variance.

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

4. Variance

A motion was made by Vice Chair Martin to approve VAR2021-0008: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage, located at 823 Post Oak Drive, Dripping Springs, TX (R97685). Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

- 9. Public hearing and consideration of possible action regarding SUB2021-0021: an application to consider a Replat for lots 1B, 1C, and 1 D of the Caliche Hill Section 1 Subdivision for property located at 245 and 264 American Way, Dripping Springs, Texas 78620 (R103064 and R103066) and 200 S Canyonwood Drive, Dripping Springs Texas 78620 (R103065). The applicant is proposing to replat three (3) lots into two (2) lots. Applicant: Joel Bock, Sunland Group**

1. Presentation

Joel Bock presented the item.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat, with the condition that the applicant agree to comply with the City Lighting Ordinance.

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

4. *Replat*

A motion was made by Vice Chair McIntosh to approve SUB2021-0021: an application to consider a Replat for lots 1B, 1C, and 1 D of the Caliche Hill Section 1 Subdivision for property located at 245 and 264 American Way, Dripping Springs, Texas 78620 (R103064 and R103066) and 200 S Canyonwood Drive, Dripping Springs Texas 78620 (R103065). Commissioner Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

10. **Public hearing and consideration of a recommendation regarding ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 52.88-acre tract of land and Multiple-Family Residential District (MF) for an approximately 27.269-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222. This property is located at 2901 W US Highway 290, Dripping Springs, TX (R15103). Applicant: Brian Estes, Civil and Environmental Consultants Inc.**

1. *Presentation*

Philip Southwick, Brian Estes, and Mac Holder gave a presentation which is on file.

2. *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends the approval of the zoning amendment as originally submitted by the applicant. However, the applicant is now proposing a new overlay which staff has not had the opportunity to review, and thus cannot provide a recommendation at this time.

3. *Public Hearing*

Patricia Van Buskirk spoke during the Public Hearing and addressed concerns related to traffic, property devaluation, and potential drainage issues. She is not opposed to the zoning of SF-2, but has concerns related to MF.

4. *Zoning Amendment*

A motion was made by Vice Chair Martin to postpone City Council recommendation of ZA2021-0002: an application for a Zoning Amendment to consider a proposed zoning map amendment from Agriculture (AG) to Single-Family Residential District - Moderate Density (SF-2) for an approximately 52.88-acre tract of land and Multiple-Family Residential District (MF) for an approximately 27.269-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222 to the May 25, 2021, Planning & Zoning Commission regular meeting with direction to staff to re-notice for the proposed amendment. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

11. Discuss and consider recommendation regarding amendments for the Certificate of Appropriateness Process and Mobile Food Vendors in the Mercer Street Historic District.

Laura Mueller presented the staff report which is on file.

Bruce Lewis presented the Historic Preservation Commission Report.

Chair James opened a Public Hearing on this item.

Pam Owens, President/CEO of the Dripping Springs Visitors Bureau, spoke in favor of having mobile food vendors on Mercer Street.

A motion was made by Vice Chair Martin to recommend City Council approve an Ordinance related to the Certificate of Appropriateness procedures regarding the appeals process. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

A motion was made by Vice Chair Martin to recommend City Council make no changes to Mobile Food Vendor ordinances in the Mercer Street Historic District while the code rewrite is underway. Commissioner Williamson seconded the motion which carried 6 to 0 to 1, with Commissioner McIntosh abstaining.

12. Discuss and consider recommendation related to adding an additional monthly meeting for the consideration of plats for a total of two meetings a month.

Laura Mueller presented the staff report which is on file.

A motion was made by Vice Chair Martin to recommend approval of the additional monthly Planning & Zoning Commission meeting, with the first meeting of the month for plats only and the second of the month for other business. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

PLANNING & DEVELOPMENT REPORTS

Reports are on file and available for review upon request.

13. April 2021 Planning Report

14. Unified Development Code Update Monthly Report

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

May 25, 2021 at 6:30 p.m.

June 22, 2021 at 6:30 p.m.

July 27, 2021 at 6:30 p.m.

City Council Meetings

May 11, 2021 at 6:00 p.m.

May 18, 2021 at 6:00 p.m.

June 8, 2021 at 6:00 p.m.

June 15, 2021 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 9:15 p.m.