



Planning & Zoning Commission

Regular Meeting Minutes July 28, 2020 at 6:30 p.m.

A Regular Meeting of the Planning & Zoning Commission was held Tuesday, July 28, 2020 beginning at 6:30 p.m. via Videoconference and in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com, no later than 4:00 p.m., Tuesday, July 28, 2020.

The Planning & Zoning Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters please enable your microphone and webcam when presenting to the Commission.

Join Zoom Meeting

<https://us02web.zoom.us/j/82043301365?pwd=RVhwVzUwajdYdzdPQTU5bHczRFhJdz09>

Meeting ID: 820 4330 1365

Password: 542315

One tap mobile

+13462487799,,82043301365#,,,,0#,,542315# US (Houston)

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Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 820 4330 1365

Password: 542315

Find your local number: <https://us02web.zoom.us/j/kcI1NHS3yC>

Join by Skype for Business

<https://us02web.zoom.us/skype/82043301365>

II. CALL TO ORDER AND ROLL CALL

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Christian Bourguignon
John McIntosh
Roger Newman
Evelyn Strong
Tammie Williamson

City Staff/Appointed Officials present were:

Andrea Cunningham, City Secretary
Amanda Padilla, Senior Planner
Chad Gilpin, City Engineer
Laura Mueller, City Attorney
Robyn Miga, Consulting City Planner

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

III. PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

IV. 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 Presentations of Citizens.

No one spoke during Presentation of Citizens.

V. 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.

A. Approval of the June 23, 2020 Planning & Zoning Commission Regular meeting minutes.

A motion was made by Vice Chair Martin to approve the June 23, 2020 Planning & Zoning Commission Regular meeting minutes. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0 to 1, with Commissioner Strong abstaining.

B. Denial of a plat for the reasons set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas. The property is generally located off Sportsplex Drive.

Applicant: Alex Granados, P.E. Kimley-Horn & Associates

A motion was made by Vice Chair Martin to move Consent Item B to the Business Agenda for further discussion. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

VI. BUSINESS

Consent Agenda Item B

B. Denial of a plat for the reasons set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas. The property is generally located off Sportsplex Drive.

Applicant: Alex Granados, P.E. Kimley-Horn & Associates

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the plat due to outstanding comments required to be met in order for the plat to comply with City Ordinances.

A motion was made by Vice Chair Martin to deny approval of a plat for the reasons set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract NO. 415, the City of Dripping Springs, Hays County, Texas, and generally located of Sportsplex Drive. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

A. Public hearing and consideration of recommendation regarding CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services.

Applicant: Glenda Jacoby

1. Presentation

Applicants Glenda Jacoby presented the item, and Rusty Staudt reviewed drainage plans.

2. Staff Report

Robyn Miga presented the staff report which is on file. Staff recommends approval with the following conditions:

1. All signage on the site that does not comply with the city's ordinances today be removed and replaced with signs that meet code requirements today;
2. The site be required to comply with the city's lighting ordinance;
3. Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290;
4. U-Hauls not be stored where they can be seen from U.S. 290;
5. The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
6. The property will be required to work with the city's architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city's code.

3. Public Hearing

Leigh Pollard spoke during the Public Hearing and expressed concerns regarding drainage, runoff and wash out related to her adjacent property.

4. Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services with the condition that no more than two (2) U-Haul trucks at a time are parked at the front of the facility facing Highway 290, and with the following staff recommendations:

1. All signage on the site that does not comply with the city's ordinances today be removed and replaced with signs that meet code requirements today;
2. The site be required to comply with the city's lighting ordinance;
3. Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290;
4. No more than two U-Hauls to be stored where they can be seen from U.S. 290;
5. The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
6. The property will be required to work with the city's architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city's code.

Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

B. Public hearing and consideration of denial of a Plat for the reasons set forth in the item SUB2020-0014: A Subdivision Application for replat of property located at 720 W US Hwy 290 (Legal Description: JWLP Family: Lot 2, Acres 1.51, Family, Lot 3, Acres 1.046, JWLP Family, Lot 4, ACRES 1.046, JWLP Family, Lot 5, ACRES 1.045). The proposed replat would combine four (4) lots to one (1).

Applicant: Jose Cantu

1. Presentation

Applicant Jose Cantu presented the item and informed the Commission that documents required to consider approval of this item were submitted after the agenda was posted

2. Staff Report

Amanda Padilla presented the revised staff report which is on file. Staff has reviewed the documents that were submitted late, and recommends approval of the replat with vacation with the following conditions:

1. The applicant adds signature blocks for all property owners within the Original JWLP Family Subdivision; and
2. Gather signatures prior to recordation of all property owners within the Original JWLP Family subdivision for the vacation of the subdivision.

3. Public hearing

No one spoke during the Public Hearing.

4. Replat

A motion was made by Vice Chair Martin to approve SUB2020-0014: A Subdivision Application for replat of property located at 720 W US Hwy 290 (Legal Description: JWLP Family: Lot 2, Acres 1.51, Family, Lot 3, Acres 1.046, JWLP Family, Lot 4, ACRES 1.046, JWLP Family, Lot 5, ACRES 1.045), combining four (4) lots to one (1) with the following conditions:

1. The applicant adds signature blocks for all property owners within the Original JWLP Family Subdivision; and
2. Gather signatures prior to recordation of all property owners within the Original JWLP Family subdivision for the vacation of the subdivision.

Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

C. Public hearing and consideration of recommendation regarding VAR2020-0013: Special Exception Application to consider a special exception request to reduce the side setback to five (5) feet for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1).

Applicant: Christopher A. Reid, PE

1. Presentation – No presentation.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends postponement to a date certain.

3. Public Hearing

No one spoke during the Public Hearing.

4. Special Exception

A motion was made by Vice Chair Martin to postpone VAR2020-0013: Special Exception Application to consider a special exception request to reduce the side setback to five (5) feet for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1) to the August 25, 2020 Planning & Zoning Commission regular meeting. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

The Commission directed staff to ask the applicant to provide alternate solutions related to the Variance Request at the August 25, 2020 Planning & Zoning Commission regular meeting.

- D. Public hearing and consideration of approval regarding VAR2020-0014: an application to consider a Variance request to Chapter 28, Exhibit A Subdivision Ordinance, Section 14.2 Frontage to allow subdivision of a lot that will not front an improved public street for a property approximately 11.0658 acres, generally located west of the intersection of Sawyer Ranch Road and W US Hwy 290. (Legal Description: R95789; A0240 E B Hargraves Survey, 11.0658 Acres, Hays County, Texas).**
Applicant: Jon Thompson

1. Presentation

Applicant Jon Thompson presented the item.

2. Staff Report

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

3. Public Hearing

No one spoke during the Public Hearing.

4. Variance

A motion was made by Vice Chair Martin to approve VAR2020-0014: an application to consider a Variance request to Chapter 28, Exhibit A Subdivision Ordinance, Section 14.2

Frontage to allow subdivision of a lot that will not front an improved public street for a property approximately 11.0658 acres, generally located west of the intersection of Sawyer Ranch Road and W US Hwy 290. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

VII. REPORTS OF STAFF AND AGENCIES

No action to be taken. Reports are on file and available for review by request.

A. Planning Projects

VIII. EXECUTIVE SESSION

The Planning and 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 and 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.

IX. UPCOMING MEETINGS

A. Planning & Zoning Commission Meetings

August 25, 2020 at 6:30 p.m.

September 22, 2020 at 6:30 p.m.

October 27, 2020 at 6:30 p.m.

B. City Council & Board of Adjustment Meetings

August 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

August 18, 2020 at 6:00 p.m.

September 8, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

September 15, 2020 at 6:00 p.m.

X. ADJOURN

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

This regular meeting adjourned at 8:12 p.m.