



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 22, 2021 at 6:30 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:32 p.m.

Commission Members present were:

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

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
Law Clerk Jordan Sims
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
City Planner Abraham Martinez
City Engineer Chad Gilpin
Transportation Engineer Leslie Pollack

PLEDGE OF ALLEGIANCE

Tammie Williamson 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.

Jason Methfessel and Katie Hamilton spoke in opposition to VAR2020-0026: Special Exception, for Big Sky Ranch.

BUSINESS

1. Approval of the May 25, 2021 Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the May 25, 2021 Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried 6 to 1, with Commissioner Strong abstaining.

2. Public hearing and consideration of recommendation regarding CUP2021-0005: an application for Conditional Use Permit for an Accessory Dwelling Unit for property located at 221 Ramirez Lane, Dripping Springs, Texas. Legal Description: A0415 PHILIP A SMITH SURVEY, SERIAL CSS020640TXA, TITLE # 00746769, LABEL # NTA1849450, ACRES 2. Applicant: David Edwards; Dripping Springs Community Mission Partnership, Inc.

a. Presentation

Dave Edwards presented the item.

b. Staff Report

Abraham Martinez presented the staff report which is on file. Staff recommends approval of the conditional use permit.

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

d. Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2021-0005: an application for Conditional Use Permit for an Accessory Dwelling Unit for property located at 221 Ramirez Lane, Dripping Springs, Texas. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

3. Public hearing and consideration of 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 78.021-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.

a. Presentation – No presentation given.

b. Staff Report

Amanda Padilla 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 Vice Chair Martin to recommend City Council approval 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 78.021-acre tract of land situated in Benjamin F. Hanna Survey, No. 28, Abstract No. 222, and located at 2901 W US Highway 290, Dripping Springs, TX (R15103). Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

- 4. Public hearing and consideration of recommendation regarding VAR2020-0026: Special Exception Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement 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**

a. Presentation

John Doucet gave a presentation which is on file.

b. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the special exception.

c. Public Hearing

Derek Martin spoke in opposition to the item citing concerns with neighborhood aesthetics, parking issues, narrowness of lanes and safety.

Deondre Hamilton spoke in opposition to the item citing concerns with safety, sound issues due to proximity and location of ac/heating units, reduction of grassy area, and proximity of the proposed homes to the alley.

Kevin Wheatley spoke in opposition to the item citing potential encroachment onto others property when backing which could cause damage. He also stated that the reason for the request was a mistake on part of the applicant.

Mark Griffin spoke in opposition to the item citing concerns with damage to stop signs and the proximity of homes to stop signs.

Matthew Scrivner spoke in favor of the item.

Amber Griffin spoke in opposition to the item citing concerns with safety, particularly the safety of children that play in the subject area, and with construction activities and the lack of storage space for those activities.

Kerry Martin spoke in opposition to the item citing safety concerns and that the smaller lot and/or home, if the builder chooses to build a smaller home, would not fit in with the neighborhood aesthetic.

d. Special Exception

A motion was made by Commissioner McIntosh to recommend City Council denial of VAR2020-0026: Special Exception Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement 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). Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

- 5. Public hearing and consideration of recommendation regarding PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road. Applicant: Steven Pierce, Ashton Austin Residential, L.L.C.**

a. Presentation

Steven Pierce 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 PDD2020-003 Cannon Ranch-Ashton Woods: an application for a Planned Development District to consider an ordinance approving the zoning change from Agriculture (AG) to

Planned Development District Number 12 (PDD #12) with a base zoning of SF-3 for up to 375 units to be located on approximately 97 acres on the northern portion of Cannon Ranch just east of Rob Shelton and just south of Founders Park Road. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available for review upon request.

6. June Planning Project 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

July 13, 2021 at 6:30 p.m.

July 27, 2021 at 6:30 p.m. August 10, 2021 at 6:30 p.m.

August 24, 2021 at 6:30 p.m.

City Council & Board of Adjustment Meetings

July 6, 2021 at 6:00 p.m. (CC & BOA)

July 14, 2021 at 6:00 p.m.

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

August 17, 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 9:10 p.m.