



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs  
Council Chambers, 511 Mercer St, Dripping Springs, TX  
Tuesday, May 25, 2021 at 6:30 PM

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## 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](mailto:acunningham@cityofdrippingsprings.com) no later than 4:00 PM on the day the meeting will be held.*

*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.*

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## Agenda

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/88294259187?pwd=RlljZ1F0NzNzTzRjQldZYlNCL3J4Zz09>

***Meeting ID:*** 882 9425 9187

Passcode: 487699

***Dial Toll Free:***

888 475 4499 US Toll-free

877 853 5257 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/88294259187>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/88294259187>

### 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 Planner Abraham Martinez  
City Engineer Chad Gilpin  
Public Works Coordinator Aaron Reed  
Planning Consultant Robyn Miga

### **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.*

### **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.*

- 1. Approval of the April 27, 2021, Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2019-0062: a Final Plat for Big Sky Ranch at Dripping Springs Phase II an approximately 35.92-acre tract of land located off Lone Peak Way (R18077), generally located northeast of the intersection of Ranch Road 12 and US Highway 290., Dripping Springs, Texas. Applicant: Chris Reid, P.E. Doucet & Associates, Inc.**
- 3. Approval of SUB2020-0022: a Preliminary Plat for Big Sky Ranch Tract II an approximately 12.233-acre tract of land located off Lone Peak Way (R12923, R19906,**

**R12924, and R19907), generally located northeast of the intersection of Ranch Road 12 and US Highway 290., Dripping Springs, Texas. Applicant: Chris Reid, P.E. Doucet & Associates, Inc.**

- 4. Disapproval of a plat for the reasons set forth in the items for a Preliminary Plat (SUB2020-0028) and Final Plat (SUB2020-0029), consisting of approximately 8.57 acres out of the P.A. Smith Survey, Abstract No. 415, generally located south of Sports Park Road, and east of RR 12, to be known as CRTX Addition. Applicant: Doug Cobb, CRTX Development, LLC**
- 5. Approval of a plat with conditions 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 SUB2021-0029: a Preliminary Plat for the Driftwood Creek Phase II an approximately 19.30-acre tract of land located off Thurman Roberts Way, generally located north of Ranch Road 1826 (R12574), Dripping Springs, Hays County, Texas. Applicant: Murfee Engineering Co, Inc.**
- 7. Disapproval of a plat for the reasons set forth in the item SUB2021-0030: a Final Plat for Bunker Ranch Phase 4 an approximately 38.94 acre tract out of the Benjamin F. Hanna Survey No. 28, Abstract No. 222, Hays County, Dripping Springs, Texas, generally located south of U.S. 290, east of Bunker Ranch Blvd., and west of Arrowhead Ranch Blvd. Applicant: Brian Estes, PE**
- 8. Approval of SUB2021-0031: a Final Plat for Parten Ranch Phase 5 an approximately 46.57-acre tract of land located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R16615), Dripping Springs, Hays County, Texas. Applicant: Daniel Ryan, P.E. LJA Engineering**
- 9. Postponement by applicant of 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**

## **BUSINESS**

- 10. Discuss and consider approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on Mercer St. and US Highway 290 between RR-12 and Rob Shelton Blvd.**
- 11. Discuss and consider approval of a Resolution Of Support regarding the City Of Dripping Springs Application for Funding under the 2021 Texas Department of Transportation TASA Call for Projects Program for the construction of a pedestrian pathway on RR-12 and Event Center Dr. between the Founders Ridge subdivision, DSISD elementary school, Dripping Springs Ranch Park, and the Harrison Hills subdivision.**

**12. Public hearing and consideration of possible action regarding SUB2021-0028: an application to consider a Replat for lots 1-A-1, Block A of Counts Tracts and Lot 3, Block A of Counts Estates Phase 1 for property located at 480 and 500 Butler Ranch Road, Dripping Springs, Texas 78620 (R128343 and R148097). The applicant is proposing to replat two (2) lots and request to allow an internal lot line between Lot 3, Block A Lot 1-A-1, Block A to be adjusted. Applicant: Steven S. Crauford, P.E, Pape-Dawson Engineers, Inc.**

1. Presentation
2. Staff Report
3. Public Hearing
4. Replat

**13. Public Hearing and consideration of a recommendation regarding CUP2021-0004: an application to consider a conditional use permit to allow for the use “Accessory Dwelling” located at 451 Oak Springs Drive, Dripping Springs, Texas. Applicant: Michael Cottone, Journey Remodeling.**

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

**14. Public hearing and consideration of a recommendation regarding CUP2021-0002: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow for the use “Mobile food vendor - longer than 10 days” located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. Applicant: Dog 'n' Bone LLC**

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

**15. Public hearing and consideration of a recommendation regarding CUP2021-0003: an application for a Conditional Use Permit to consider a Conditional Use Permit to allow the use “Bar” to be located at 310 Old Fitzhugh Rd, Dripping Springs, Texas. Applicant: Dog 'n' Bone LLC**

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

**16. Public hearing and consideration of recommendation regarding VAR2021-0008: an application to consider a Special Exception to Parking Requirements for the property located at 249 Sportsplex Dr., Dripping Springs, TX 78620 (Legal Description: 1.293 Acres in the JWLP FAMILY Survey, Lot 6, Hays County). The applicant is asking for a variance to Section 5.7.6 of the Zoning Ordinance which requires buildings with mixed uses to calculate parking requirements for the most intense use. As well as a variance to**

**Section 5.6.2 Parking Based on use the applicant is proposing a different parking ratio for medical office. The last request is to utilize existing parking. Applicant: Jon Thompson**

1. Presentation
2. Staff Report
3. Public Hearing
4. Special Exception

**PLANNING & DEVELOPMENT REPORTS**

**17. Development Agreement Working Group & Projects Report**

1. Cannon-Ashton Woods Planned Development District Draft
2. Wild Ridge Planned Development District Draft
3. Anarene Amended Development Agreement Draft

**18. May Planning 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.*

- 19. Consultation with City Attorney regarding legal issues related to upcoming projects including Cannon-Ashton Woods, Cynosure/Wild Ridge, and Anarene/Double L. Consultation with City Attorney, 551.071**

**UPCOMING MEETINGS**

**Planning & Zoning Commission Meetings**

June 22, 2021 at 6:0 p.m.

July 13, 2021 at 6:0 p.m.

July 27, 2021 at 6:0 p.m.

**City Council & Board of Adjustment Meetings**

June 8, 2021 at 6:00 p.m. (CC & BOA)

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

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

July 20, 2021 at 6:00 p.m.

**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.*

*Due to the current Public Health Emergency and guidance from the Texas Governor including the current Disaster Declarations by the Governor and the City of Dripping Springs, and Center for Disease Control guidelines related to COVID-19, the City will continue with meetings conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*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 **May 21, 2021 at 4:00 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.*