



## PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, December 16, 2020 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/82873597204?pwd=Qm8xc0VYT21Ha2dnUCtYcGp2bkFYUT09>

***Meeting ID:*** 828 7359 7204

***Passcode:*** 728452

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/82873597204>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/82873597204>

#### 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  
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 November 18, 2020 Planning & Zoning Commission regular meeting minutes.**
- 2. Disapproval of a plat for the reasons set forth in the item SUB2020-0034: a Final Plat for Heritage Phase 1 an approximately 37.07 acres out of 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**
- 3. Disapproval of a plat for the reasons set forth in the items applications 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*

4. **Disapproval of a plat for the reasons set forth in the item SUB2020-0025: a Final Plat for Arrowhead Ranch Phase 3 an approximately 27.718 acres out of 183.793 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract NO. 222, the City of Dripping Springs, Hays County, Texas. The property is generally located off Arrowhead Ranch Blvd.** *Applicant: Kelly Hickler, CBD, Inc.*
5. **Disapproval of a plat for the reasons set forth in the item SUB2020-0022: a Preliminary Plat for Big Sky Ranch at Dripping Springs Tract 2 an approximately 12.23 acre tract of land situated in the Philip A. Smith League Survey, Abstract NO. 415 and LV Davis Jr. Preemption Survey, Abstract NO. 673, the City of Dripping Springs, Hays County, Texas. The property is generally located off Lone Peak Way.** *Applicant: Christopher Reid, P.E., Doucet & Associates, Inc.*

## **BUSINESS**

6. **Public hearing and consideration of approval regarding SUB2020-0037: an application to consider a Replat with a Vacation for Caliterra Phase 3 Sec 9 for property generally located off Double L Drive, Dripping Springs, Texas, 78620 (Legal Description: Caliterra Phase 3 Section 9). The applicant is proposing to vacate a utility easement.** *Applicant: Bill Couch, Carlson Brigrance and Doering, INC.*
  - a) Presentation
  - b) Staff Report
  - c) Public Hearing
  - d) Replat with Vacation
7. **Public hearing and consideration of a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District.** *Applicant: John McIntosh*
  - a) Public Hearing
  - b) Conditional Use Permit- **Applicant has requested postponement**
8. **Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Article 29.03 Parkland Dedication. The proposed amendment will update regulations, requirements for dedication of Parkland, and criteria for fee-in-lieu. The amendment will also provide for a Park Development Fee.**
  - a) Staff report
  - b) Public Hearing
  - c) Ordinance
9. **Public hearing and consideration of a recommendation of an Ordinance amending Chapter 30, Exhibit A Zoning Ordinance and Appendix E Zoning Use**

**Regulations to allow an accessory structure use to a principal use in Government/Utility/Institutional Districts.**

- a) Staff report
- b) Public Hearing
- c) Ordinance

**10. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Exhibit A Subdivision Ordinance, Sec 4.10 Revisions to Approved Preliminary Plat to update regulations to major and minor revisions.**

- a) Staff report
- b) Public Hearing
- c) Ordinance

**REPORTS OF STAFF AND AGENCIES**

*No action to be taken.*

**11. Planning Department Project Report**

**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.*

**UPCOMING MEETINGS**

**Planning & Zoning Commission Meetings**

January 27, 2021 at 6:30 p.m.  
February 23, 2021 at 6:30 p.m.  
March 23, 2021 at 6:30 p.m.

**City Council Meetings**

January 12, 2021 at 6:00 p.m.  
January 19, 2021 at 6:00 p.m.  
February 9, 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 Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be 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 **December 11, 2020 at 3:00 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.*