



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, January 26, 2021 at 6:30 PM

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 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.

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88311316293?pwd=QnA0SkV0ZHZxY0ZXQkhUOTI2blpIZz09>

Meeting ID: 883 1131 6293

Passcode: 259065

Dial Toll Free:

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Find your local number: <https://us02web.zoom.us/j/88311316293>

Join by Skype for Business: <https://us02web.zoom.us/skype/88311316293>

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

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 December 16, 2020 Planning & Zoning Commission regular meeting minutes.**
- 2. Approval of SUB2020-0041: a Final Plat for Bunker Ranch Subdivision Phase 3 an approximately 40.20 acre tract of land generally located at the end of Bunker Ranch Boulevard, Dripping Springs, Hays County, Texas. Applicant: Mario Castillo, Civil & Environmental Consultants, Inc.**
- 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. **Disapproval of a plat for the reasons set forth in the item SUB2020-0044: a Preliminary Plat for Parten Ranch Subdivision Phase 4 an approximately 73.84 acre tract of land located off FM 1826 and Parten Ranch Parkway, Hays County, Texas.** *Applicant: HM Parten Ranch Development, Inc.*
5. **Approval with conditions set forth in the item SUB2020-0049: a Final Plat for Headwaters at Barton Creek Subdivision Phase 5 Section 1 an approximately 20.92 acre tract of land generally located at the end of Headwaters Boulevard, Dripping Springs, Hays County, Texas within the City's Extraterritorial Jurisdiction.** *Applicant: WFC Headwaters Owner VII, L.P c/o Freehold Communities*

BUSINESS

6. **Discuss and consider possible action regarding an Appeal of the Historic Preservation Commission's Denial of an Application for a Certificate of Appropriateness for a Mobile Food Vendor for property located at 211 Mercer Street, Dripping Springs, TX, also know as Aconon Brewery Co.** *Applicant John McIntosh*
 1. Presentation
 2. Staff Report
 3. Historic Preservation Commission Report
 4. Public Hearing
 5. COA2020-0009 211 Mercer St Mobile Food Vendor
7. **Public Hearing and consideration of possible action regarding VAR2020-0027: an application for a Variance to Chapter 28, Subdivision, Section 14.2 Frontage which requires that all lots front onto a public or private drive. The property is located at 340 Horse Trail Drive, Dripping Springs, TX within the City's Extraterritorial Jurisdiction.(R132491).***Applicant: Jon Thompson, J Thompson Professional Consulting*
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance
8. **Public hearing and consideration of a recommendation regarding VAR2020-0028: an application for a Special Exception to Chapter 30 Exhibit A Sec 5.7.6 and 5.7.7 regarding parking calculation requirements for mixed use buildings. The property is located at 100 Commons Suite 9, Dripping Springs, TX (R138851).***Applicant: Jon Thompson, J Thompson Professional Consulting*
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Special Exception
9. **Public hearing and consideration of a recommendation regarding ZA2020-0007: an application for a Zoning Amendment to consider a proposed zoning map amendment from General Retail (GR) to Agriculture (AG) for an approximately 6.84 acre tract of land situated in Benjamin F. Hanna, Abstract No. 222. This property is**

located at 2303 W Highway 290, Dripping Springs, TX.(R15059). *Applicant: Jon Thompson, J Thompson Professional Consulting*

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment

- 10. Public Hearing and consideration of possible action regarding SUB2020-0026: an application to consider a Final Plat and a Plat Vacation application for Howard Ranch Commercial for property generally located south of the intersection of Ranch Road 12 and FM 150 (Legal description: Howard Ranch Commercial, Lot 1, Acres 7.5.)** *Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.*

1. Presentation
2. Staff Report
3. Public Hearing
4. Final Plat and Plat Vacation

- 11. Public hearing and consideration of a recommendation regarding ZA2020-0011: an application for a Zoning Amendment to consider a proposed zoning map amendment from Two Family Residential - Duplex District (SF-4) to Multi-Family (MF) for an approximately 4.003 acre tract of land situated in Phillip A. Smith Survey, NO. 26, Abstract No. 415. This property is located at 210 Creek Road, Dripping Springs, TX.(R18047 and R18045).** *Applicant: Jon Thompson*

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment

- 12. Public Hearing and consideration of possible action regarding SUB2020-0043: an application to consider a Replat for Lots 9 and 10 of the Fieldstone Subdivision for property located 13125 Fieldstone Loop, Austin, Texas 78620. The applicant is proposing to subdivide two (2) lots into three (3) lots.** *Applicant: Jon Thompson, J Thompson Professional Consulting.*

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

- 13. Public Hearing and consideration of possible action regarding SUB2020-0042: an application to consider a Final Plat and a Plat Vacation application for Tractor Supply Subdivision Lot 2 for property located at 1711-A Highway 290, Dripping Springs Texas (Tax ID: R15135)** *Applicant: Jon Thompson, J Thompson Professional Consulting*

1. Presentation
2. Staff Report

3. Public Hearing
4. Final Plat and Plat Vacation

PLANNING & DEVELOPMENT REPORTS

14. 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.

UPCOMING MEETINGS

Planning & Zoning Commission

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

City Council Meetings

February 9, 2021 at 6:00 p.m.
February 16, 2021 at 6:00 p.m.
March 9, 2021 at 6:00 p.m.
March 16, 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, on **January 22, 2021 at 1:00 p.m.***

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.