



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, April 27, 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/86565563314?pwd=VEkyZ29PTnB3eW9HcDFjaDB1MnBlQT09>

Meeting ID: 865 6556 3314

Passcode: 480758

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/86565563314>

Join by Skype for Business: <https://us02web.zoom.us/skype/86565563314>

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 March 23, 2021 Planning & Zoning Commission regular meeting minutes.**
- 2. Recommendation of Approval of the Heritage TIA and required Transportation Improvements listed in the HDR technical memo. Applicant: Alex Granados, P.E. Kimley-Horn & Associates**
- 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. **Approval of a plat with conditions set forth in the item SUB2021-0017: a Final Plat and Plat Vacation for Driftwood Subdivision Phase 1, Section 1, Lot 1, Block F an approximately 6.8292 acre tract of land located at 214 Thurman Roberts Way, generally located north of FM 1826, east of FM 150, and south of Onion Creek, Driftwood, Hays County, Texas. Applicant: Stephen Delgado, Atwell, LLC.**
5. **Disapproval of a plat for the reasons 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 SUB2021-0020: 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

7. **Public hearing and consideration of possible action regarding VAR2021-0005: an application for a variance to Chapter 28, Exhibit A, Section 14.2 Frontage and Section 14.7 Minimum Lot Sizes. The property is located at 102 Rose Drive, Dripping Springs, TX (R15132). The applicant is requesting a variance to provide lot frontage on an access easement and to have a lot size of 0.748 acres. Applicant: Jon Thompson**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance
8. **Public hearing and consideration of possible action regarding VAR2021-0008: an application for a variance to Ordinance 30, Section 14 Standards and Specification Section J (5) Lot Frontage. The property is located at 823 Post Oak Drive, Dripping Springs, TX (R97685). The applicant is requesting a variance to provide lot frontage on an access easement. Applicant: Jon Thompson**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance
9. **Public hearing and consideration of possible action regarding SUB2021-0021: an application to consider a Replat for lots 1B, 1C, and 1 D of the Caliche Hill Section 1 Subdivision for property located at 245 and 264 American Way, Dripping Springs, Texas 78620 (R103064 and R103066) and 200 S Canyonwood Drive, Dripping Springs Texas 78620 (R103065). The applicant is proposing to replat three (3) lots into two (2) lots. Applicant: Joel Bock, Sunland Group**
 1. Presentation
 2. Staff Report

3. Public Hearing
4. Replat

10. **Public hearing and consideration of a 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 52.88-acre tract of land and Multiple-Family Residential District (MF) for an approximately 27.269-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.**

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

11. **Discuss and consider recommendation regarding amendments for the Certificate of Appropriateness Process and Mobile Food Vendors in the Mercer Street Historic District.**
12. **Discuss and consider recommendation related to adding an additional monthly meeting for the consideration of plats for a total of two meetings a month.**

PLANNING & DEVELOPMENT REPORTS

13. **April 2021 Planning Report**
14. **Unified Development Code Update Monthly 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 Meetings

May 25, 2021 at 6:30 p.m.
June 22, 2021 at 6:30 p.m.
July 27, 2021 at 6:30 p.m.

City Council Meetings

May 11, 2021 at 6:00 p.m.
May 18, 2021 at 6:00 p.m.

June 8, 2021 at 6:00 p.m.
June 15, 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, on **April 23, 2021 at 2:30 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.