



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

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

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CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:01 p.m.

Commission Members present were:

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Tammie Williamson

Commissioner Member absent was:

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

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
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Sherrie Parks

PLEDGE OF ALLEGIANCE

Chair James 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.

No one spoke 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***

A motion was made by Vice Chair Martin to approve Consent Agenda Items 1 – 9. Commissioner Newman seconded the motion which carried unanimously 6 to 0.

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.**

Aaron Reed presented the staff report which is on file. Staff recommends approval of the resolution.

A motion was made by Vice Chair Martin to approve 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. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

Filed as Resolution No. 2021-PZC01

- 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.**

Aaron Reed presented the staff report which is on file. Staff recommends approval of the resolution.

A motion was made by Vice Chair James to approve 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. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

Filed as Resolution No. 2021-PZC02

- 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 – No presentation was given.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat with the condition that the applicant receive approval of the on-site sewage facilities.

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

4. Replat

A motion was made by Vice Chair Martin to approve 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) with the condition that the applicant receive approval of the on-site sewage facilities. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

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* – No presentation was given.

2. *Staff Report*

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

3. *Public Hearing* – No one spoke during Presentation of Citizens.

4. *Conditional Use Permit*

A motion was made by Vice Chair Martin to recommend City Council approval of 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. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

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*

Applicant Mike Pelland presented the item.

2. *Staff Report*

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

3. *Public Hearing* – No one spoke during the Public Hearing.

4. *Conditional Use Permit*

A motion was made by Vice Chair Martin to recommend approval of 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. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

- 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

Applicant Mike Pelland presented the item.

2. Staff Report

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

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

4. Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of 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. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

- 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

Applicant Jon Thompson and owner Chris Nygard presented the item.

2. Staff Report

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

3. Public Hearing

Jeremy Rocha, who conducted the parking analysis for the applicant, spoke in favor of the special exception.

4. Special Exception

A motion was made by Vice Chair Martin to recommend the Board of Adjustment deny 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). Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

PLANNING & DEVELOPMENT REPORTS

17. Development Agreement Working Group & Projects Report

Laura Mueller presented the report, and her presentation is on file.

- 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

Report is on file and available for review upon request.

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

The Planning & Zoning Commission did not meet in Executive Session.

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

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 9:14 p.m.