



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, September 22, 2020 at 6:30 PM

---

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/85842339524?pwd=aDhXa1J6Y2RVM2lTaG85Yk0zTFptZz09>

***Meeting ID:*** 858 4233 9524

***Passcode:*** 222242

***Dial Toll Free:***

877 853 5257 US Toll-free

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/85842339524>

***Join by Skype for Business:*** <https://us02web.zoom.us/j/85842339524>

### CALL TO ORDER AND ROLL CALL

***Commission Members present were:***

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

John McIntosh

Roger Newman

Evelyn Strong

Tammie Williamson (arrived at 6:40 p.m.)

***Staff, Consultants, & Elected/Appointed Officials present were:***

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Mayor Pro Tem Taline Manassian

With a quorum of the Commission present, Chair James called the meeting to order at 6:31 p.m.

### 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.*

Via unanimous consent, the Commission considered Consent Agenda items individually.

### **1. Approval of the August 25, 2020 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Martin to approve the August 25, 2020 Planning & Zoning Commission regular meeting minutes. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

Amanda Padilla presented the staff reports for Consent Agenda Items 3 and 4, which are on file. Staff recommends denial of SUB2020-0022 and approval of SUB2020-0011.

### **2. Recommendation of disapproval of Preliminary Plat Amendment for SUB2020-0022: Preliminary Plat Amendment for Big Sky Ranch to add an additional 41 lots (211.4 acres) to the approved Preliminary Plat as addressed in staff report. The property is generally located at the intersection of Founders Park Road and Lone Peak Way. Applicant: Christopher Reid, P.E. Doucet & Associates, INC.**

A motion was made by Vice Chair Martin to recommend disapproval of SUB2020-0022: Preliminary Plat Amendment for Big Sky Ranch to add an additional 41 lots (211.4 acres) to the approved Preliminary Plat as addressed in staff report, and regarding property generally

located at the intersection of Founders Park Road and Lone Peak Way. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

3. **Approval of a plat with a condition set forth in the item SUB2020-0011: a Preliminary Plat for an approximately 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**

A motion was made by Vice Chair Martin to approve SUB2020-0011: a Preliminary Plat for an approximately 190.317 acre tract of land situated in the Philip Smith Survey, Abstract No. 415, the City of Dripping Springs, Hays County, Texas, and regarding property generally located off Sportsplex Drive with conditions set forth in the staff report. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

## BUSINESS

4. **Public hearing and consideration of approval regarding SUB2020-0021: An application to consider a Replat with a Partial Vacation for the Parten Ranch Phase 2 Subdivision for the property generally located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R167464, R167463). The applicant is proposing to vacate an Open Space/ Drainage Lot and replat two (2) lots. Applicant: HM Parten Ranch Development, INC.**

a) *Presentation – no presentation was given.*

b) *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the replat with partial vacation.

c) *Public Hearing – no one spoke during the Public Hearing.*

d) *Partial Vacation*

e) *Replat*

A motion was made by Vice Chair Martin to deny approval of SUB2020-0021: An application to consider a Replat with a Partial Vacation for the Parten Ranch Phase 2 Subdivision for the property generally located 1.5 miles southwest of the intersection of Nutty Brown Road and FM 1826 (R167464, R167463), and proposing to vacate an Open Space/Drainage Lot and replat two (2) lots with staff recommendation. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

5. **Public hearing and consideration of recommendation regarding ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment with a Conditional Use Overlay for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF-4) to Single-Family Attached Residential - Town Home (SF-5). The Conditional Use Overlay would prohibit certain uses that are allowed by right in the SF-5. Applicant: Jon Thompson**

a) *Presentation – no presentation given.*

b) *Staff Report*

Amanda Padilla presented the staff report which is on file. Staff recommends postponement of the item to the October 27<sup>th</sup> Commission meeting, as requested by the applicant, so that staff and the applicant can work through the conditional overlay.

c) *Public Hearing – no one spoke during the Public Hearing.*

d) *Zoning Amendment with Conditional Overlay*

A motion was made by Vice Chair Martin to postpone ZA2020-0006: an application for a Zoning Amendment to the October 27, 2020 Planning & Zoning Commission regular meeting with staff direction to re-notice the item with changes in the newspaper, on the City's website and on the on-site property signage. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

Laura Mueller clarified that when an application for Site Development Permit is submitted for the subject property, an application for Certificate of Appropriateness will be required because the subject property is located within the Hays Historical District.

**6. Public hearing and consideration of recommendation regarding VAR2020-0013: Variance Application to consider a variance to encroach within the setback defined in Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) and the Public Utility Easement for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1). Applicant: Christopher A. Reid, PE**

a) *Presentation*

Applicant Chris Reid and representatives John Doucet and Rob Archer were present and informed the Commission that they have withdrawn the Variance Application.

b) *Staff Report*

Amanda Padilla's staff report and the applicants notice of withdrawal are on file.

c) *Public Hearing – no one spoke during the Public Hearing.*

d) *Variance*

A motion was made by Vice Chair Martin to accept the withdrawal of VAR2020-0013, an Application for Variance regarding properties located at 133 Dome Park Terrace and 159 Delaware Mountains Terrace. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

**7. Public hearing and consideration of recommendation regarding an Ordinance Amending the Dripping Springs City-Wide Trails Plan Map.**

*a) Staff Report*

Amanda Padilla presented the staff report which is on file. Staff and the Parks & Recreation Commission recommend approval of the amendment.

*b) Public Hearing – no one spoke during the Public Hearing.*

*c) Amendment Ordinance*

A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance Amending the Dripping Springs City-Wide Trails Plan Map. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

**8. Public hearing and consideration of recommendation regarding VAR2020-0015: An application to consider a variance to Chapter 28 Exhibit A Subdivision Ordinance Section 15 Sidewalks for a property located at 31430 Ranch Road 12, Dripping Springs TX (R 169001) The applicant is requesting to not provide sidewalks along Ranch Road 12. Applicant: Jon Thompson**

*a) Presentation – no presentation was given.*

*b) Staff Report*

Amanda Padilla's staff report and the applicants notice of withdrawal are on file.

*c) Public Hearing – no one spoke during the Public Hearing.*

*d) Variance*

A motion was made by Vice Chair Martin to accept the withdrawal of VAR2020-00015, an Application for Variance regarding property located at 31430 Ranch Road 12. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

**REPORTS OF STAFF AND AGENCIES**

**9. September Planning Projects**

The Planning Projects report is on file and available for review by request.

**EXECUTIVE SESSION**

*The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session any time during the course of this meeting to discuss any matter as authorized by Texas Local Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Deliberation of Real Property), 551.073 (Deliberation 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 or move any item from Executive to Open Session for action.*

The Commission did not meet in Executive Session.

## UPCOMING MEETINGS

### *Planning & Zoning Commission Meetings*

October 27, 2020 at 6:30 p.m.

November 18, 2020 at 6:30 p.m.

December 16, 2020 at 6:30 p.m.

### *City Council & Board of Adjustment Meetings*

October 13, 2020 at 6:00 p.m.

October 20, 2020 at 6:00 p.m.

November 10, 2020 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 7 to 0.

This regular meeting adjourned at 7:01 p.m.