



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 23, 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/89576602958?pwd=Zm1GdGdSSVJiaksrYUZlL3VmTUf6Zz09>

Meeting ID: 895 7660 2958

Passcode: 370847

Dial Toll Free:

877 853 5257 US Toll-free

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CALL TO ORDER AND ROLL CALL

Commission Members present were:

Mim James, Chair

James Martin, Vice Chair

John McIntosh

Roger Newman

Tammie Williamson

Commission Members absent were:

Christian Bourguignon
Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
City Attorney Laura Mueller
City Secretary Andrea Cunningham
Senior Planner Amanda Padilla
City Engineer Chad Gilpin
Planning Consultant Robyn Miga

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

PLEDGE OF ALLEGIANCE

Commissioner McIntosh 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 the 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 consider Consent Agenda Item 1 separate from Items 2 – 5.

- 1. Approval of the February 22, 2021 Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Martin to approve the February 22, 2021 Planning & Zoning Commission regular meeting minutes. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

Amanda Padilla presented the staff reports for items 2 – 5, which are on file. Items 2, 3 and 4 and recommended for denial due to unmet comments, and item 5 is recommended for approval.

2. **Disapproval of a plat for the reasons set forth in the item SUB2021-0011: a Preliminary Plat for Double L Ranch Subdivision Phase 1 an approximately 217.97 acre tract of land located off Ranch Road 12, Dripping Springs, Hays County(Legal Description: MD Raper Sur 37 Abs 394 & EW Brown Sur 136 Abs 44, A Davy & Brown Sur Abs 148, Phillip A Sur Abs 415; R168172). The applicant is proposing to subdivide the tract into 258 lots. Applicant: Pablo Martinez, BGE, Inc.**
3. **Disapproval of a plat for the reasons set forth in the item SUB2021-0012: a Final Plat for Caliterra Phase 4 Section 12 Subdivision an approximately 65.172 acre tract of land located off Premier Park Loop, Dripping Springs, Hays County(Legal Description: A0415 Philip A Smith Survey, AC 158.048; R17804). The applicant is proposing to subdivide the tract into 47 lots. Applicant: Bill Couch, Carlson Brigrance and Doering, Inc.**
4. **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.**
5. **Approval of SUB2020-0042: a Final Plat and a Plat Vacation for Tractor Supply Subdivision Lot 2 for property located at 1711-A Highway 290, Dripping Springs Texas (Tax ID: R15135) Applicant: Jon Thompson**

A motion was made by Vice Chair Martin to approve Consent Agenda Items 2 – 5. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

BUSINESS

6. **Public hearing and consideration of possible action regarding SUB2021-0015: an application to consider a Replat for Block B Lot 3G-1 and 3H of the Resubdivison No. 3 of North Belterra Commercial Subdivision for property located off US Highway 290 (R161532.) The applicant is proposing to combine lots 3G-1 and 3H into 1 lot. Applicant: Natalia Garau, PE, Kimley Horn**

a) *Presentation* – No presentation was given.

b) *Staff Report*

Robyn Miga presented the staff report which is on file. Staff is recommending approval of the replat, as the applicant has adequately met all comments that were not addressed prior to the agenda posting.

c) Public Hearing

Graham Westbrook spoke regarding concerns for noise, and the possibility of additional landscape screening.

d) Replat

A motion was made by Vice Chair Martin to approve SUB2021-0015: an application to consider a Replat for Block B Lot 3G-1 and 3H of the Resubdivision No. 3 of North Belterra Commercial Subdivision for property located off US Highway 290 (R161532.) The applicant is proposing to combine lots 3G-1 and 3H into 1 lot. Commissioner Williamson seconded the motion which carried unanimously 5 to 0.

7. Public hearing and consideration of possible action regarding SUB2021-0010: an application to consider a Replat for Lot 2 of the Rancho Bella Subdivision for property located at 340 Horse Trail Drive, Dripping Springs, Texas 78620 (R132491.) The applicant is proposing to subdivide lot 2 into 2 lots. Applicant: Jon Thompson

a) Presentation

Applicant Jon Thompson was available for questions from the Commission.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat.

c) Public Hearing

Jason O’Gorman spoke regarding concerns with use of the existing easement and the potential for increased traffic and maintenance.

d) Replat

A motion was made by Vice Chair Martin to approve SUB2021-0010: an application to consider a Replat for Lot 2 of the Rancho Bella Subdivision for property located at 340 Horse Trail Drive, Dripping Springs, Texas 78620 (R132491). Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

8. Public hearing and consideration of possible action regarding SUB2021-0014: an application to consider a Replat for Block C Lot 902 of the Headwaters at Barton Creek Phase 4 Section 2 Subdivision for property located at the intersection of Headwaters Blvd and Sage Thrasher Circle (R111877.) The applicant is proposing to subdivide lot 902 into 12 lots, 11 residential and 1 non-residential. Applicant: WFC HEADWATERS OWNER VII, L.P.

a) Presentation

Applicant representative Matt Matthews presented the item.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff is recommending approval with the condition that the applicant first receive a 1445 approval letter from Hays County.

c) Public Hearing – No one spoke during the Public Hearing.

d) Replat

A motion was made by Vice Chair Martin to approve SUB2021-0014: an application to consider a Replat for Block C Lot 902 of the Headwaters at Barton Creek Phase 4 Section 2 Subdivision for property located at the intersection of Headwaters Blvd and Sage Thrasher Circle (R111877), with the condition that the applicant receive a 1445 approval letter from Hays County. Commissioner McIntosh seconded the motion which carried unanimously 5 to 0.

9. Public hearing and consideration of a recommendation regarding CUP2021-0001: an application to consider a conditional use permit to allow for an accessory dwelling at the property located at 2303 W Highway 290, Dripping Springs, Texas 78620. Applicant: Jon Thompson

a) Presentation

Applicant Jon Thompson was available for questions from the Commission.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval with the following conditions as outlined in the Conditional Use Permit:

1. There can only be one Main Residence and one Accessory Dwelling Unit. The other existing buildings cannot be converted for residential dwelling purposes.
2. The ADU shall be connected to a City approved on-site septic system or City Sewer prior to occupancy.
3. An engineer will need to delineate and dedicate the Water Quality Buffer Zone and local floodplain via a separate Instrument.
4. The siting of the ADU shall not be allowed in Water Quality Buffer Zones or designated floodplain, unless otherwise permissible under the City's Water Quality Protection Ordinance.
5. No additional Driveways shall be permitted.
6. The applicant shall provide a 10' Trail/Sidewalk easement along the front of the lot.
7. If the use changes from a residential use to commercial use the property shall come into conformance and comply with all City Ordinances applicable to

commercial development (i.e. Site Development, Zoning, Landscaping, etc.).

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

d) *Conditional Use Permit*

A motion was made by Vice Chair Martin to approve CUP2021-0001: an application to consider a conditional use permit to allow for an accessory dwelling at the property located at 2303 W Highway 290, Dripping Springs, Texas 78620 with staff recommendation of the seven conditions as presented. Commissioner McIntosh seconded the motion which carried 4 to 1, with Chair James opposed.

10. Discuss and consider possible action on initiating zoning amendment for the Certificate of Appropriateness Process and Mobile Food Vendors in Historic Districts.

Chair James introduced the item, and Laura Mueller presented the staff report which is on file.

A motion was made by Vice Chair James to direct staff to examine the Mobile Food Vendor Ordinance and Certificate of Appropriateness process for historic districts. Commissioner Williamson seconded the motion which carried unanimously 4 to 0 to 1, with Commissioner McIntosh abstaining.

PLANNING & DEVELOPMENT REPORTS

Report is on file and available upon request.

11. March 2021 Planning 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.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

April 27, 2021 at 6:30 p.m.

May 25, 2021 at 6:30 p.m.

June 22, 2021 at 6:30 p.m.

City Council & BOA Meetings

April 13, 2021 at 6:00 p.m. (BOA)

April 20, 2021 at 6:00 p.m.

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

ADJOURN

A motion was made by Vice Chair James to adjourn the meeting. Commissioner Williamson seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:58 p.m.