



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, December 16, 2020 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/82873597204?pwd=Qm8xc0VYT21Ha2dnUCtYcGp2bkFYUT09>

Meeting ID: 828 7359 7204

Passcode: 728452

Dial Toll Free:

877 853 5257 US Toll-free

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Find your local number: <https://us02web.zoom.us/j/82873597204>

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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

Staff, Consultants & Appointed Elected Officials present were:

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

Parks Planning Consultant Brent Luck

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian

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 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 heard Consent Agenda items separately. Consent Agenda items 1 and 4 were heard separately, and Consent Agenda Items 2, 3 and 5 were heard together.

1. Approval of the November 18, 2020 Planning & Zoning Commission regular meeting minutes.

A motion was made by Commission McIntosh to approve the November 18, 2020 Planning & Zoning Commission regular meeting minutes. Commissioner Bourguignon seconded the motion which carried unanimously 7 to 0.

2. Disapproval of a plat for the reasons set forth in the item SUB2020-0034: a Final Plat for Heritage Phase 1 an approximately 37.07 acres out of 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 & Associates

- 3. Disapproval of a plat for the reasons set forth in the items applications 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. 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.**

A motion was made by Commissioner McIntosh to approve Consent Agenda Items 2, 3 and 5. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

- 4. Disapproval of a plat for the reasons set forth in the item SUB2020-0025: a Final Plat for Arrowhead Ranch Phase 3 an approximately 27.718 acres out of 183.793 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract NO. 222, the City of Dripping Springs, Hays County, Texas. The property is generally located off Arrowhead Ranch Blvd. Applicant: Kelly Hickler, CBD, Inc.**

Amanda Padilla presented the staff report which is on file. After the agenda was posted, the applicant submitted outstanding comments. Staff has reviewed these comments and recommends approval of the final plat.

Chair James opened a Public Hearing to which no one spoke.

A motion was made by Vice Chair Martin to approve SUB2020-0025: a Final Plat for Arrowhead Ranch Phase 3 an approximately 27.718 acres out of 183.793 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract NO. 222, the City of Dripping Springs, Hays County, Texas. The property is generally located off Arrowhead Ranch Blvd. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

BUSINESS

- 6. Public hearing and consideration of approval regarding SUB2020-0037: an application to consider a Replat with a Vacation for Caliterra Phase 3 Sec 9 for property generally located off Double L Drive, Dripping Springs, Texas, 78620 (Legal Description: Caliterra Phase 3 Section 9). The applicant is proposing to vacate a utility easement. Applicant: Bill Couch, Carlson Brigrance and Doering, INC.**

a) Presentation – No presentation was given.

b) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the replat with vacation with the condition that the applicant receive sign off from Pedernales Electric Cooperative on the release of the public utility easement or the easement be shown on the plat.

Applicant Bill Couch spoke, and he is working with staff and PEC to get the correct language for the plat note.

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

d) Replat with Vacation

A motion was made by Vice Chair Martin to approve SUB2020-0037: an application to consider a Replat with a Vacation for Caliterra Phase 3 Sec 9 for property generally located off Double L Drive, Dripping Springs, Texas, 78620 (Legal Description: Caliterra Phase 3 Section 9) with the conditions that the applicant either received sign off from Pedernales Electric Cooperative on the release of the public utility easement or the easement be shown on the plat, and that the plat be annotated with the correct language from PEC. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

7. Public hearing and consideration of a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District. Applicant: John McIntosh

Amanda Padilla presented the staff report which is on file. The applicant is requesting postponement to the January 2021 Planning & Zoning Commission meeting to allow for the Certificate of Appropriateness to be acted on by the Historic Preservation Commission.

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

b) Conditional Use Permit- Applicant has requested postponement

A motion was made by Vice Chair Martin to postpone a recommendation regarding CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District to the January 2021 Planning & Zoning Commission regular meeting. Commissioner Bourguignon seconded the motion which carried 6 to 1, with Commissioner McIntosh abstaining.

8. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Article 29.03 Parkland Dedication. The proposed amendment will update regulations, requirements for dedication of Parkland, and criteria for fee-in-lieu. The amendment will also provide for a Park Development Fee.

a) Staff report

Robyn Miga and Brent Luck presented the staff report which is on file. Staff recommends approval of the ordinance.

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

c) Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance amending Chapter 28, Article 29.03 Parkland Dedication. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

9. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 30, Exhibit A Zoning Ordinance and Appendix E Zoning Use Regulations to allow an accessory structure use to a principal use in Government/Utility/Institutional Districts.

a) Staff report

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

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

c) Ordinance

A motion was made by Vice Chair Martin to approve an Ordinance amending Chapter 30, Exhibit A Zoning Ordinance and Appendix E Zoning Use Regulations to allow an accessory structure use to a principal use in Government/Utility/Institutional Districts. Commissioner Williamson seconded the motion which carried unanimously 7 to 0.

10. Public hearing and consideration of a recommendation of an Ordinance amending Chapter 28, Exhibit A Subdivision Ordinance, Sec 4.10 Revisions to Approved Preliminary Plat to update regulations to major and minor revisions.

a) Staff report

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

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

c) Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance amending Chapter 28, Exhibit A Subdivision Ordinance, Sec 4.10 Revisions to Approved Preliminary Plat to update regulations to major and minor revisions.

Commissioner Strong seconded the motion; however, after the Commission discussed the item further, Commissioner Strong withdrew her second. Commissioner McIntosh seconded the motion which carried 6 to 1, with Commissioner Strong opposed.

REPORTS OF STAFF AND AGENCIES

No action to be taken.

11. Planning Department Project Report

Report is on file and available for review upon request.

EXECUTIVE SESSION

The Planning and 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 and 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

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

February 23, 2021 at 6:30 p.m.

March 23, 2021 at 6:30 p.m.

City Council Meetings

January 12, 2021 at 6:00 p.m.

January 19, 2021 at 6:00 p.m.

February 9, 2021 at 6:00 p.m.

ADJOURN

A motion was made by vice Chair Martin to adjourn the meeting. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 7:57 p.m.