



## 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

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### 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](mailto: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.*

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### 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

888 475 4499 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/89576602958>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/89576602958>

#### 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 February 22, 2021 Planning & Zoning Commission regular meeting minutes.**
- 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***

## 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
- b) Staff Report
- c) Public Hearing
- d) Replat

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
- b) Staff Report
- c) Public Hearing
- d) Replat

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
- b) Staff Report
- c) Public Hearing
- d) Replat

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
  - b) Staff Report
  - c) Public Hearing
  - d) Conditional Use Permit
10. **Discuss and consider possible action on initiating zoning amendment for the Certificate of Appropriateness Process and Mobile Food Vendors in Historic Districts.**

## **PLANNING & DEVELOPMENT REPORTS**

### **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.*

## **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**

## **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](http://www.cityofdrippingsprings.com), on **March 19, 2021 at 1:00 p.m.***

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*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.*