



# PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, July 27, 2021 at 6:30 PM

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## Agenda

### CALL TO ORDER AND ROLL CALL

#### Commission Members

Mim James, Chair  
James Martin, Vice Chair  
Christian Bourguignon  
John McIntosh  
Doug Crosson  
Evelyn Strong  
Tammie Williamson

#### Staff, Consultants & Appointed/Elected Officials

Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
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.*

### BUSINESS

1. **Approval of the July 13, 2021, Planning & Zoning Commission regular meeting minutes.**
2. **Public hearing and consideration of recommendation regarding ZA2021-0003: an application for a Zoning Amendment and Conditional Use Overlay to consider a**

**proposed zoning map amendment from Two-Family Residential- Duplex (SF-4) to Single Family Residential-Town Center (SF-3) and with a proposed conditional use overlay restricting the site further for two properties located approximately at 102 S. Bluff Street, Dripping Springs, Texas. Legal Description ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 4-5-6 & 9, ACRES 0.519 and ORIGINAL TOWN OF DRIPPING SPRINGS, BLOCK 10, Lot 1-3 & 10-12, ACRES 0.9445. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. Zoning Amendment and Conditional Overlay

- 3. Public hearing and consideration of recommendation regarding ZA2021-0004: an application for a Zoning Amendment to consider a proposed zoning map amendment from SF-1 (Single-Family Residential — Low Density) to SF-2 (Single-Family Residential-Moderate Density) for an approximately 1.82-acre tract at 1232 Creek Road, Dripping Springs, Texas. Legal Description CREEK ROAD VILLAS, LOTS 1-2, ACRES 1.82; and P.A SMITH SURVEY 0.99 ACRE A0415. Applicant: Jon Thompson, J Thompson Professional Consulting, LLC**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. Zoning Amendment

- 4. Public hearing and consideration of recommendation regarding PDD2021-002 Cynosure-Wild Ridge: an application for a Planned Development District to consider an ordinance enacting Planned Development District Number 13 and approving the zoning change from Agriculture (AG) to Planned Development District Number 13 (PDD #13) with a base zoning of SF-3 for up to 960 units with some local retail uses to be located on approximately 283 acres on the Cynosure Tract north of the Cannon Tract and east of the Scott Tract northeast of city limits. Applicant: Rex Baker, Baker & Robertson**

- a. Presentation
- b. Staff Report
- c. Public Hearing
- d. Planned Development District Ordinance

- 5. Discuss and consider the Nomination of a member of the Planning & Zoning Commission to serve as the Representative on the Transportation Committee.**

#### **PLANNING & DEVELOPMENT REPORTS**

- 6. DA2020-0002 Anarene/Double L Amended Development Agreement. Applicant: Pablo Martinez, BGE, Inc.**
- 7. 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**

August 10, 2021, at 6:30 p.m.

August 24, 2021, at 6:30 p.m.

September 14, 2021, at 6:30 p.m.

September 28, 2021, at 6:30 p.m.

### **City Council & BOA Meetings**

August 3, 2021, at 6:00 p.m. (CC & BOA)

August 17, 2021, at 6:00 p.m.

September 7, 2021, at 6:00 p.m.(CC & BOA)

September 21, 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.*

*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 **July 23, 2021 at 12:00 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.*