



City of Dripping Springs
Planning & Zoning Commission Regular Meeting
Tuesday, June 25, 2019 at 6:30 PM
City Hall Council Chambers
511 Mercer Street - Dripping Springs, TX 78620

I. CALL TO ORDER AND ROLL CALL

Commission Members:

Mim James, Chair

James Martin, Vice Chair

Kim Hubbard

Martin Garza

Michael Lavengco

John McIntosh

Evelyn Strong

City Staff/Appointed Officials:

Michelle Fischer, City Administrator

Ginger Faught, Deputy City Administrator

Jason Lutz, Planning Director

Amanda Padilla, City Planner II

Chad Gilpin, City Engineer

Laura Mueller, Assistant City Attorney

II. PLEDGE OF ALLEGIANCE

III. PRESENTATION OF CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit as necessary.

IV. BUSINESS

- A. Discuss and consider approval of the May 28, 2019 Planning & Zoning Commission Regular Meeting Minutes.
- B. Discussion, consideration, and recommendation of an Ordinance of the City of Dripping Springs Enacting Appendix XXX of the City of Dripping Springs Code of Ordinances; Establishing Regulations for a Master Sign Plan for the Dripping Springs Medical Village; Providing for the Following: Rules; Standards; Procedures; and Findings of Fact; Codification; Repealer; Severability; proper Notice and Meeting; Enforcement Including Criminal Penalties Including Criminal Fines Not to

Exceed \$500.00 and Civil Fines of Up to \$100.00.

Applicant: Matt Park, Building Image Group, Inc.

1. Presentation
2. Staff Report
3. Public Hearing
3. Recommendation Regarding Ordinance

- C. Public hearing, consideration, and recommendation regarding CUP2019-0006: Application for Conditional Use Permit to allow for the onsite sale and consumption of alcohol at the property located at 330 Mercer Street, Dripping Springs, TX 78620 (Legal Description: W T CHAPMAN #1, BLOCK 1, LOT 1-2 & 10, ACRES 0.3644 and W T CHAPMAN #1 LOTS 6-7-8-9 BLK 1 GEO#90403754).**

Applicant: Jerome Bollom

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

- D. Public hearing, consideration, and recommendation regarding CUP2019-0007: Application for Conditional Use Permit to allow for the onsite sale and consumption of alcohol at the property located at 101 Creek Road, Dripping Springs, TX 78620 (Legal Description: ABS 415 PHILIP A SMITH SURVEY 1.741 AC GEO#9041322).**

Applicant: Jon Thompson

1. Presentation
2. Staff Report
3. Public Hearing
4. Conditional Use Permit

- E. Public hearing, consideration, and recommendation regarding VAR2019-0004: to consider a variance application for property located at 490 Gatlin Creek Road, Dripping Springs, TX 78620 and described as ABS 519 & 745 W BUTLER & J M MADING SURVEY 7.36 AC GEO#90401493 allowing a subdivision of the property resulting in a 1.90 acre tract, which is smaller than the minimum lot size requirements of Chapter 28, Exhibit A, Section 14.6 of the City of Dripping Springs Code of Ordinances.**

Applicant: Gerald Willis

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

- F. Public hearing, consideration, and recommendation regarding VAR2019-0005: to consider a variance request application for property located at 14155 W Hwy 290 Dripping Springs, TX 78620 and described as A0240 E B HARGRAVES SURVEY, ACRES 28.993 allowing for cut/fill areas on the site plan to exceed the standard 6-foot**

maximum allowed by Section 28.04.019 of the City of Dripping Springs Code of Ordinances.

Applicant: Connor Overby, P.E.

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

- G. Public hearing, consideration, and recommendation regarding VAR2019-0006: to consider a variance request for Landscaping requirements for the property located at 249 Sportsplex Dr., Dripping Springs, TX 78620 (Legal Description: 1.293 Acres in the JWLP FAMILY Survey, Lot 6, Hays County).**

Applicant: Britt Alexius

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

- H. Public hearing, consideration, and recommendation regarding VAR2019-0007: to consider a variance request to allow a HUD-Code Manufactured Home on the property for a limited time of 210 days allowed by Dripping Springs Code of Ordinances Manufactured Housing, Mobile Homes and Recreational Vehicles: Article 24.04; Variances: Sec. 24.04.006 for the property known as Headwaters and for the property located along Headwaters Boulevard Dripping Springs, TX 78620 and described as: Lot 4, Block B of the Final Plat of Headwaters Commercial Phase 1B, Document #19005560, 166.801 acres, Hays County.**

Applicant: Blake Rue

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

- I. Public hearing, consideration, and recommendation regarding VAR2019-0008: to consider a variance request to allow for the sale of alcohol that is within the 300' required buffer from the school district boundary line (see Dripping Springs Code of Ordinances: Article 6.04: Alcoholic Beverages; Sec. 6.04.002: Proximity to schools, churches, and hospitals) for the property located at 660 W US Highway 290, Dripping Springs TX 78620 (Legal Description: Lot 1, Hamburger Hill Subdivision Vol. 6, Pg. 206, 1.14 acres Hays County).**

Applicant: Penny Henderson

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

- J. Public hearing, consideration, and recommendation regarding a Zoning Ordinance Amendment related to ZA2019-0004: to consider a requested zoning change from Two-Family Residential - Duplex (SF-4) to the Local Retail District (LR) for the property located at 28707 Ranch Rd 12, Dripping Springs, Texas 78620 (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.50, Hays County, TX). Applicant: Jon Thompson**
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Zoning Ordinance Amendment
- K. Discuss and consider approval of a Resolution of Support regarding the proposed Rob Shelton Boulevard Gap Elimination and Connectivity Pedestrian Improvements TASA Set Aside Program Project funding application.**
1. Staff Report
 2. Public Hearing
 3. Resolution
- L. Public hearing, consideration, and recommendation regarding proposed amendments to the City's adopted City-Wide Trails Plan Map.**
1. Staff Report
 2. Public Hearing
 3. Trails Plan Map Amendments
- M. Discuss and consider approval of a Resolution of Support regarding the proposed TxDOT Safe Routes to School/Transportation Alternatives Program Dripping Springs Middle School SRTS/TASA Safety and Connectivity Improvements Project funding application.**
1. Staff Report
 2. Public Hearing
 3. Resolution
- N. Public hearing, consideration, and recommendation regarding proposed amendments to the City's adopted Master Transportation Plan Map.**
1. Staff Report
 2. Public Hearing
 3. Transportation Plan Map Amendments
- O. Public hearing, consideration, and recommendation regarding proposed amendments to Chapter 28, Article 28.03 Parkland Dedication.**
1. Staff Report
 2. Public Hearing
 3. Parkland Dedication Amendments

V. REPORTS OF STAFF AND AGENCIES

No action to be taken.

A. Planning Projects

VI. 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.

VII. UPCOMING MEETINGS

A. Planning & Zoning Commission Meetings

July 23, 2019 - 6:30 p.m.
August 27, 2019 - 6:30 p.m.
September 24, 2019 - 6:30 p.m.

B. City Council Meetings

July 9, 2019 - Workshop at 6:00 p.m. / Regular Meeting at 6:30 p.m.
July 16, 2019 - 6:00 p.m. (Tentative)
August 13, 2019 - Workshop at 6:00 p.m. / Regular Meeting at 6:30 p.m.

VIII. ADJOURN

IX. 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.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on June 21, 2019 at 4:30 p.m.



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.

Handwritten text in blue ink, possibly a signature or name, written in a cursive style.

