



**City of Dripping Springs
Planning & Zoning Commission
Workshop & Regular Meeting
Tuesday, August 27, 2019 at 5:00 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

Christian Bourguignon

Martin Garza

John McIntosh

Roger Newman

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, City Attorney

II. WORKSHOP

Workshop items are for discussion only. No action or vote will be taken on items listed in the Workshop.

- A. Presentation by legal counsel related to: (1) training on land use issues for Planning and Zoning Commission and City Council; and (2) information related to updates to the Subdivision and Site Development ordinances as required by House Bill 3167 and related changes.**

III. RECESS

IV. RECONVENE AT 6:30 P.M.

V. PLEDGE OF ALLEGIANCE

VI. 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.

VII. BUSINESS

- A. Discuss and consider approval of the July 23, 2019 Planning & Zoning Commission Regular Meeting Minutes.**
- B. Public hearing, consideration, and recommendation regarding SUB2019-0034 : WT Chapman's Block 5, Lots 7-12 of Chapman's Block 3, & a portion of Philip A Smith Survey; approximately 1.775 acres of lots 7-12, Block 3, W.T. Chapman's Third Addition and All of Block 5 W.T., Chapman's Fifth Edition ("Chapman's Block 5), as well as an adjacent 0.746 acre out of the Philip A. Smith Survey, located at 340 Bluff St, Dripping Springs (Legal Description: WT Chapman # 5 9-2210-18-12 Block 5 Hays County, TX). The owner has requested to table this item until further notice.
Applicant: Jon Thompson**
1. Presentation
 2. Staff Report (Jason Lutz)
 3. Public Hearing
 4. Replat
- C. Public hearing, consideration, and recommendation regarding SUB2019-0039 : DRIFTWOOD SOLAGE RP; approximately 44.39 acres out of the Fannie A.D. Darden and the Freelove Woody surveys, being a replat of the entire Driftwood Solage Subdivision, Block A, Lot 1, and to add approximately 17.39 acres of unplatted land to the existing subdivision, generally located north of RR 1826, south of Darden Hill Road, east of Thurman Roberts Way, and west of Onion Creek, more specifically known as 582 Thurman Roberts Way, Dripping Springs (Hays County) Texas.
Applicant: Ken Martin**
1. Presentation
 2. Staff Report (Chad Gilpin)
 3. Public Hearing
 4. Replat
- D. Public hearing, consideration, and recommendation regarding SUB2019-0037: Bunker Ranch Replat; approximately 19.32 acres located at 2751 W US Hwy 290 Dripping Springs (Legal Description: Bunker Ranch Phase 1, Block 1, Lot 1, , Hays County, TX).
Applicant: Brian Estes**
1. Presentation
 2. Staff Report (Chad Gilpin)
 3. Public Hearing
 4. Replat
- E. Public hearing, consideration, and recommendation regarding VAR2019-0009: to consider variance requests for the property located at 400 W Hwy 290, Dripping Springs, TX 78620, which is to be known as "Bldg D" (Legal Description: Original**

Town of Dripping Springs, north 1/2 Block 12 Hays County, Texas). Variances are being requested to Chapter 30, Section 5.7.6 regarding how mixed use structures calculate required parking, Section 5.7.7 regarding what business uses can enter into a shared parking agreement, and Section 5.7.8 to allow for increased parking in the right of way, along North Bluff Street.

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Variances

- F. Public hearing, consideration, and recommendation regarding VAR2019-0010: to consider a special exception request for the property located at 1310 W Hwy 290, Dripping Springs, TX 78620 (Legal Description: RJ Ragland Lots 5,6, 7, 19, 20A, 20B Hays County Texas). The applicant has requested an exception to the standard for front and rear yard setbacks found in the City of Dripping Springs Code of Ordinances, Chapter 30, Exhibit A Zoning Ordinance, Section 3 Zoning Districts, 3.12 Commercial Services District (CS), 3.12.4 Area Regulations.**

Applicant: Hill Country Senior Citizens Activity Center

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Variance

- G. Public hearing, consideration, and recommendation regarding a Zoning Amendment Ordinance related to ZA2019-0002: to consider a requested zoning change from Single-Family Residential District – Low Density (SF-1) to Multiple – Family Residential District (MF) for property located at 26700 Ranch Rd 12, Dripping Springs, Texas (Legal Description: ABS 415 9-3106-01-15 Philip A Smith Survey 10.00 AC MH- AKA Western Woods, Hays County, TX).**

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Zoning Amendment

- H. Public hearing, consideration, and recommendation regarding an ordinance amending Chapter 28, Exhibit A, Subdivision Ordinance of the Dripping Springs Code of Ordinances; establishing regulations for the subdivision of land, including preliminary plats, final plats, minor plats, replats, and plat amendments.**

1. Staff Report (Laura Mueller)
2. Public Hearing
3. Ordinance

I. Public hearing, consideration, and recommendation regarding an ordinance amending Chapter 28, Article 28.04 Subdivision Ordinance of The Dripping Springs Code of Ordinances; Establishing Regulations For Site Development; Providing For The Following: Rules; Standards; Procedures; Criminal Penalties; and, Severability

1. Staff Report (Laura Mueller)
2. Public Hearing
3. Ordinance

J. Public hearing, consideration, and recommendation regarding an Ordinance Of The City Council Of The City Of Dripping Springs, Texas Adding A Uniform Submittal Schedule For Plat Submissions As Exhibit "B" Of Chapter 28 Of The City Of Dripping Springs Code Of Ordinances As Shown As Exhibit A, In Order To Comply With Texas Local Government Code Chapter 212, Which Requires Plats To Be Reviewed Within Thirty (30) Days Of Filing Or Deemed Approved; Establishing A Repealing Clause; Providing Severability; And Providing An Effective Date.

1. Staff Report (Laura Mueller)
2. Public Hearing
3. Ordinance

IX. 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.

X. UPCOMING MEETINGS

A. Planning & Zoning Commission Meetings

September 24, 2019 at 6:30 p.m.
October 22, 2019 at 6:30 p.m.
November 26, 2019 at 6:30 p.m.

B. City Council & BOA Meetings

September 10, 2019 at 6:00 p.m. (6:00 p.m. Workshop / 6:30 p.m. Regular Meeting)
September 17, 2019 at 6:00 p.m.
October 8, 2019 at 6:00 p.m. (6:00 p.m. Workshop / 6:30 p.m. Regular Meeting)

XI. ADJOURN

XII. 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 August 23, 2019 at 4:15 p.m.

Andrea Cunningham

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.

