



**City of Dripping Springs
Planning & Zoning Commission Regular Meeting
Tuesday, March 26, 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

Martin Garza

Kim Hubbard

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, 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 corrected minutes of the December 18, 2019 Regular Planning & Zoning Commission meeting.**
- B. Discuss and consider approval of the January 22, 2019 Regular Planning & Zoning Commission meeting minutes.**
- C. Public hearing, consideration, and recommendation regarding SUB2019-0007: Sawyer Ranch to consider a replat in order to add a drainage easement for the property located at 13834 Sawyer Ranch Road, Dripping Springs, Texas (Legal**

Description: Sawyer Ranch 33 Tract Two, Lot 2-A1-B, Acres 1.835, Hays County, TX).

Applicant: Jon Thompson

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

D. Public hearing, consideration, and recommendation regarding SUB2018-0068: Burba Ranch to consider a replat to decrease and modify the existing number of lots for the 103.83 acre property located at 16055 Sawyer Ranch Road, Dripping Springs, Texas (Legal Description: Burba Ranch Replat, Hays County, TX).

Applicant: Daniel Ryan

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

E. Public hearing, consideration, and recommendation regarding SUB2018-0028: Cypress Fork Ranch to consider the proposed Final plat, with a requested variance from Article 28.02 Subdivision Ordinance, Sec. 14 Lots, Sub. Sec. 14.2 Frontage, to allow multiple lots to utilize a shared access easement and not require the construction of an improved public or private street, on Creek Road in Dripping Springs, Texas (Legal Description: Lots 1-4 Cypress Fork Ranch Subdivision, totaling 19.050 acres out of the Benjamin F. Hanna League Survey, No. 28, Abstract No. 222, Hays County, TX).

Applicant: Jen Paisley

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance
5. Final Plat

F. Public hearing, consideration, and recommendation regarding VAR2019-0001: A variance to allow for the sale of alcohol 289 ft. from a school district boundary line instead of the required 300 ft. for the property located at 391 Sportsplex Drive, Dripping Springs TX 78620 (Legal Description: Sportsplex Sub No 3, Lot 4, Acres 0.751).

Applicant: Truly Texas Grown Wine Cellars, PBC (Larry Epp, President).

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

G. Public hearing, consideration, and recommendation regarding CUP2019-0001: A conditional use permit to allow the proposed land use of "Warehouse" at the

property located at 391 Sportsplex Drive, Dripping Springs TX 78620 (Legal Description: Sportsplex Sub No 3, Lot 4, Acres 0.751).

Applicant: Truly Texas Grown Wine Cellars, PBC (Larry Epp, President).

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

- H. Public hearing, consideration, and recommendation regarding CUP2019-0003: A conditional use permit to allow for a microblading salon at the property located at 700 Old Fitzhugh Rd, Dripping Springs TX 78620 (Legal Description: ABS 0415 P A Smith Survey 0.46 AC GEO#90401238).**

Applicant: David Cancialosi & Michell Montgomery

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

- I. 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 the 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
3. Public Hearing
4. Zoning Amendment Ordinance

- J. Public hearing, consideration, and recommendation regarding a Zoning Amendment Ordinance related ZA2019-0001: to consider a requested zoning change from Manufactured Housing (MH) to Two-Family Residential – Duplex (SF-4) for the property located at 301 Brookside Street, Dripping Springs, Texas (Legal Description: North Forty Sec 2, Block B, Lot 12, MH Serial # UNK, Title # UNK, Label # TEX0419733, Hays County, TX).**

Applicant: Jon Thompson

1. Presentation
2. Staff Report
3. Public Hearing
4. Zoning Amendment Ordinance

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:

April 23, 2019 - 6:30 p.m. Regular Meeting

May 28, 2019 - 6:30 p.m. Regular Meeting

B. City Council & Board of Adjustment Regular Meetings:

April 9, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting

April 16, 2019 - 6:00 p.m. Regular Meeting

May 14, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting

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.cityofdrippingpsrings.com, on March 22, 2019 at 1:30 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.

