



City of Dripping Springs
Planning & Zoning Commission Regular Meeting
Tuesday, April 23, 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:

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 Planning & Zoning Commission meeting minutes of March 26, 2019.**
- B. 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 (Jason Lutz)
3. Public Hearing
4. Zoning Amendment (applicant requests postponement)

- C. Public hearing, consideration, and recommendation regarding ZA2019-0003: a request to consider a request to rezone an approximate 4.152 acre tract from Commercial Services (CS) to General Retail (GR) for property located at 1461 W Hwy 290, Dripping Springs, TX 78620 (Legal Description: ABS 222 & 415 B F HANNA & P A SMITH SURVEYS) and a request to rezone an approximate 18 acre tract from Agricultural (AG) to General Retail (GR) for the property located at 345 Quail Farm Rd, Dripping Springs, TX 78620 (Legal Descriptions: ABS 222 BENJAMIN F HANNA SURVEY).**

Applicant: Jon Thompson

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

- D. Public hearing, consideration, and recommendation regarding CUP2019-0004: Application for Conditional Use Permit to allow onsite sale and consumption of alcohol at the property located at 400 W Hwy 290, Bldg D, Dripping Springs, TX 78620 (Legal Description: Original Town of Dripping Springs, north 1/2 Block 12).**

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Conditional Use Permit

- E. Public hearing, consideration, and recommendation regarding VAR2019-0002: Variance Request to allow for an exception to the standard found in the City of Dripping Springs Code of Ordinances, Chapter 28 Subdivisions and Site Development, Exhibit A Subdivision Ordinance, Section 14 Lots, 14.2 Frontage; and regarding property located at 1100 Butler Ranch Road, Dripping Springs, Texas (Legal Description: ABS 415 & 693 TR APA Smith & CH Mallot Survey, 10.01 Acres, AKA Western Woods).**

Applicant: Jon Thompson

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

- F. Public hearing, consideration and recommendation regarding SUB2019-0001: Murphy's Meadows Preliminary Plat for Murphy's Meadows Subdivision; approximately 10.01 acres located on Trautwein Road and in the City of Dripping Springs Extraterritorial Jurisdiction (Legal Description: ABS 70 John Barton Survey**

10.00 AC).

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. Preliminary Plat

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:

May 28, 2019 - 6:30 p.m. Regular Meeting
June 25, 2019 - 6:30 p.m. Regular Meeting
July 23, 2019 - 6:30 p.m. Regular Meeting

B. City Council & Board of Adjustment Meetings:

May 14, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting
May 21, 2019 - 6:00 p.m. Regular Meeting
June 11, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting
June 18, 2019 - 6:00 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 April 19, 2019 at ~~12:15 p.m.~~

12:30 pm

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.

