



City of Dripping Springs
Planning & Zoning Commission Regular Meeting
Tuesday, January 22, 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. MINUTES

- A. Discuss and consider action regarding the Planning & Zoning Commission Regular Meeting Minutes of December 17, 2018.

V. BUSINESS

- A. Discuss and consider recommended action regarding SUB2018-0040: a preliminary plat application establishing Caliterra Phase 3, Section 9, and Phase 4, Section 11, located at FM 150 and Ranch Road 12 (Legal Description: ABS. 415 Phillip A. Smith Survey 22) for 190 residential lots.

Applicant: Bill Couch

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0040: Preliminary Plat

- B. Discuss and consider recommended action regarding SUB2018-0063: a preliminary plat application establishing the Esperanza Subdivision, located in the City of Dripping Springs, along Bell Springs Rd and south of Harmon Hills Rd/FM 348 (Legal Description: Indian Point, Lot 2A, acres 107.80) for the construction of 104 residential lots at 0.75 acres each.**

Applicant: Marc Dickey

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0040: Esperanza Preliminary Plat

- C. Discuss and consider recommended action regarding SUB2018-0065: Ragland Replat, located northeast of Roger Hanks Parkway and in between Highway 290 and Old Highway 290 (Legal Description: R J Ragland - Dripping Springs LOT 1 and Approximately 0.752 acres out of A0415 Philip A Smith Survey, and a Vacated Pt of US HWY 290).**

Applicant: City of Dripping Springs

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0065: Ragland Replat

- D. Discuss and consider recommended action regarding Sign Variance Requests from the Master Sign Plan for Belterra Commercial for IHOP, located at 165 Hargraves Ave., Austin, TX 78737**

Applicant: Extreme Signs & Lighting

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to allow two signs on the same side of the building
5. Variance Request to allow the color red on the face of two signs facing US Highway 290

- E. Discuss and consider a recommendation regarding the approval of an Ordinance Replacing Chapter 26 of the Dripping Springs Code of Ordinances; Amending Allowed Signs, Policies, and Procedures for Signs in the City Limits and the Extraterritorial Jurisdiction.**

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

3. Chapter 26 Ordinance

VI. REPORTS OF STAFF AND AGENCIES

No action to be taken.

A. Planning Department Report

VII. 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.

- A. Consultation with City Attorney regarding legal issues related to Sign Ordinance Amendments**
Consultation with Attorney, Section 551.071

VIII. UPCOMING MEETINGS

- A. Planning & Zoning Commission:**
February 18, 2019 - 6:30 p.m. Regular Meeting
March 26, 2019 - 6:30 p.m. Regular Meeting
- B. City Council & Board of Adjustment Regular Meetings:**
February 12, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting
February 19, 2019 - 6:00 p.m. Regular Meeting
March 12, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting

IX. ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION

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 January 18, 2019 at 4:15 p.m.



Andrea Cunningham

City Secretary

This meeting 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.