

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, January 27, 2015 at 7:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Larry McClung - Chair
Kim Hubbard
James Martin

Mim James – Vice Chair
Erik Burgeson

Josef Martin
Whit Smith

City Staff/Appointed Officials
City Administrator Michelle Fischer
Planning Director Jon Thompson
City Secretary Kerri Craig
City Attorney Alan Bojorquez

II. 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).

III. PLEDGE OF ALLEGIANCE

A. Pledge of Allegiance

IV. 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.

V. MINUTES

Consideration and Possible Action On:

- A. Approval of Special Meeting Minutes, December 2, 2014
- B. Approval of Regular Meeting Minutes, December 17, 2014

VI. ZONING

- A. Planned Development District Agreement between the City of Dripping Springs and Robert T. and Jill K. McAlister for Planned Development District No. 4: Texas Heritage Village Residential Subdivision (Approximately 29.8 Acres Located Within the City Limits of Dripping Springs, in Hays County, Texas, as Described in A0415 Philip A. Smith Survey)
 - 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Parkland Dedication
 - 5. Planned Development District Agreement

B. Ordinance No. 1220.106: An Ordinance Enacted In Compliance With Article 30.03 Of The Dripping Springs Code Of Ordinances; Creating Planned Development District Number Four, Which Shall Encompass The Boundary Of The Property, And Further Establish Regulations And Guidelines For The Development And Construction Of A High-Density, Detached Residential Project And Other Off-Site Roadway And Utility Infrastructure Improvements Including The Incorporation And Operation Of A Homeowners Association And Its Related Functions And Facilities; And Provide For The Following: Rules; Standards; Procedures; Criminal Penalties; And, Severability (Approximately 29.8 Acres Located Within the City Limits of Dripping Springs, in Hays County, Texas, as Described in A0415 Philip A. Smith Survey)

1. Staff Report
2. Public Hearing
3. Ordinance No. 1220.106

C. Ordinance No. 1220.108: An Ordinance of the City of Dripping Springs Amending the Zoning Classification of three tracts (Identified as Tracts Three and Four) in The Burrows Tract: Tract Three (2.09 acres, Philip A. Smith Survey No. 26, A-415) from Two Family Residential, Duplex (SF-4) to Multi-Family (MF) ; and Tract Four (1.11 acres, Philip A. Smith Survey No. 26, A-415) from Single Family Residential, Low Density (SF-1) to Multi-Family (MF), *Bill McLean, RDS Development, LLC, Applicant*

1. Presentation
2. Staff Report
3. Public Hearing
4. Ordinance No. 1220.108

D. Ordinance No. 1220.103: An Ordinance Amending the Conditional Overlay Zoning for Twisted X Brewing Company, Located at 23455 FM 150, *Jim Sampson, Twisted X Brewery, Applicant*

1. Presentation
2. Staff Report
3. Public Hearing
4. Ordinance No. 1220.103

E. Ordinance No. 1220.109: Conditional Use Permit to allow for the permanent use of mobile food trailers to include a multi-purpose Airstream at Twisted X Brewing Company, Located at 23455 FM 150, *Jim Sampson, Twisted X Brewery, Applicant*

1. Presentation
2. Staff Report
3. Public Hearing
4. Ordinance 1220.109

VII. ZONING & HISTORIC PRESERVATION

A. Ordinance No. 1291.03: Designation of the Dr. Joseph Pound Historic Farmstead as a Historic Landmark, located at 570 Founders Park Road, and amending the official zoning map, *Friends of the Pound House Foundation*

1. Presentation
2. Staff Report
3. Historic Preservation Commission Report

4. Public Hearing
5. Ordinance 1291.03
- B. Ordinance No:1295.12: An Ordinance of the City of Dripping Springs Creating the Hays Street Historic District and amending the official zoning map
 1. Staff Report
 2. Historic Preservation Commission Report
 3. Public Hearing
 4. Ordinance No.1295.12

VIII. SUBDIVISIONS

- A. Replat and Construction Plans for Pound House Hills, Phase 2, Lot 2E, located at the eastern terminus of Goodnight Trail, *Steve Smith, Applicant*
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Parkland Dedication
 5. Replat and Construction Plans
- B. Minor Plat for Springs at Onion Creek Subdivision, located at 1601 Creek Road, *Clint Jones, Applicant*
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Parkland Dedication
 5. Minor Plat

IX. EXTERIOR DESIGN

- A. Exterior Design Alternative Standard for Dripping Springs Medical Office Building Located at Sawyer 33, Tract Two, Lot 2A (approximately 660 feet south of the intersection of US 290 and Sawyer Ranch Road on the southwest side of the intersection), *Luis Duron, AIA, Applicant*
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Exterior Design Alternative Standard

X. SIGNS

- A. Sign Variance Requests for Shell Food Mart, located at 200 W. Highway 290, *Mike Hunter, Hunter Graphics and Vithl Ready, Sree Vyshinavi Inc.*
 1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Variance Request to allow a Monument Sign with LED Gas Price Sign
 5. Variance Request to Allow a Monument Sign Within the 8 foot Setback

XI. DEVELOPMENT AGREEMENTS

A. Third Amendment to the Headwaters at Barton Creek Development Agreement by and between the City of Dripping Springs, Texas, and WFC Headwaters Owner VII, L.P., and Rathgeber Investment Company, Ltd. Concerning approximately 1,335.73 acres located on the northside of the intersection of US 290 and Hays Country Acres Road. (The Development Agreement was originally entered into by the City, Headwaters Development Co., and The Townes Family Trust on or about April 13, 2005, was first amended on or about June 10, 2008, and was amended again on or about August 12, 2014)

1. Presentation
2. Staff Report
3. Public Hearing
4. Amendment to Development Agreement regarding the calculation of Facilities Expansion Fee and Additional Facilities Expansion Fee

XII. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, February 2, 2015 at 5:30 p.m.
- B. Special Planning and Zoning Commission Meeting, February 5, 2015 at 6:00 p.m.
- C. Regular City Council Meeting, February 10, 2015 at 5:30 p.m.
- D. Regular City Council Meeting, February 17, 2015 at 6:00 p.m.
- E. Regular Planning and Zoning Commission Meeting, February 24, 2015 at 7:00 p.m.

XIII. ADJOURN

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. Notice is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted on the bulletin board at City of Dripping Springs City Hall and the City Dripping Springs website, www.cityofdrippingsprings.com on the 23rd of January, 2015 at 4:30 o'clock PM.



Kerri Craig, 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.