

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, February 23, 2016 at 7:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Mim James - Chair

Kim Hubbard

Michael Lavengco

James Martin – Vice Chair

Erik Burgeson

Whit Smith

John McIntosh

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Code Enforcement Manager 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

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 Regular Meeting Minutes, January 26, 2016

VI. PLANNED DEVELOPMENT DISTRICT

Consideration and Possible Action On:

A. Presentation on the Concept Plan and Proposed Planned Development District for the Heritage project, that being approximately 189 acres located within the extraterritorial jurisdiction of Dripping Springs, in Hays County, Texas, commonly known as “Heritage Subdivision” and as more particularly identified in the list below:

34.247 acres in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 34.29 acre tract conveyed to John Marcus Baird by deed dated January 13, 1993 and recorded in Volume 971, Page 116 of the deed of records of Hays County, Texas.

50.206 acres in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a tract called the East Part of 152.47 acres conveyed to John Marcus Baird by general warranty deed dated May 9, 1978 and recorded in Volume 310, Page 718 of the deed of records of Hays County, Texas, same being a portion of a 152.47 acre tract conveyed to Edna Earl Baird by deed dated February 19, 1937 and recorded in Volume 154, Page 59 of the deed of records of Hays County, Texas.

94.695 acres (approx. 4,124,910 sq. ft.) in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 119.7 acre tract conveyed to Nelson M. Davidson and Doris Breed Davidson by deed dated June 23, 1952 and recorded in Volume 154, Page 290 of the deed of records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

8.119 acres (approx. 353,664 sq. ft.) in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 9.008 acre tract conveyed to Mickey Davidson Kroll, Nelson M. Davidson, Jr., and wife Barbara Watkins Davidson by warranty deed with vendors lien dated November 7, 2002 and recorded in Volume 2102, Page 453 of the official public records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

1.676 acres (approx. 73,006 sq. ft.) in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 119.7 acre tract conveyed to Nelson M. Davidson and Doris Breed Davidson by deed dated June 23, 1952 and recorded in Volume 154, Page 290 of the deed of records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed records of Hays County, Texas.

1. Transportation Committee Recommendation

VII. DEVELOPMENT AGREEMENT

Consideration and Possible Action On:

- A. First Amendment to Development Agreement - Caliterra Subdivision, between the City of Dripping Springs and Development Solutions, CAT, LLC, to Amend Exhibit C, Project Approvals, Item 2; *Kevin Kendrick, PE, Development Solutions, CAT, LLC, Applicant*
 - 1. Presentation
 - 2. Staff Report (Jon Thompson)
 - 3. Public Hearing
 - 4. First Amendment to Development Agreement - Caliterra Subdivision
- B. Presentation on the Concept Plan and Proposed Development Agreement for Carter Ranch, Approximately 196 Acres of Land Located Near the Intersection of Creek Road and Roger Hanks Parkway in Hays County, Texas, *Development Solutions Carter LLC, Applicant*

VIII. SIGNS

Consideration and Possible Action On:

- A. Sign Variance Requests for The Retreat at Dripping Springs for Subdivision Entrance Sign, Lot 1, Burrows Subdivision, *Jessica King, Brookfield Residential, Applicant*
 - 1. Presentation

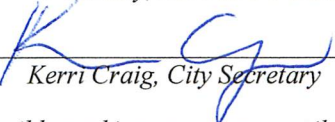
2. Sign Administrator's Report (Michelle Fischer)
 3. Public Hearing
 4. Variance to Allow Subdivision Entrance Sign to Exceed Maximum Signable Area Allowed
 5. Variance to Allow Subdivision Entrance Sign to Exceed the Maximum Height Allowed
- B. Sign Variance Request to Allow a Monument Sign to be Located Less than Eight Feet Back from Right-of-Way, 222 Highway 290, *Charlie Haydon, Applicant*
1. Presentation
 2. Sign Administrator's Report (Michelle Fischer)
 3. Public Hearing
 4. Variance to Allow a Monument Sign to be Located Less than Eight Feet Back from Right-of-Way

IX. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, March 7, 2016 at 6:30 p.m.
- B. Regular City Council Meeting, March 8, 2016 at 7:00 p.m.
- C. Regular Planning and Zoning Commission Meeting, March 22, 2016 at 7:00 p.m.

X. 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 at City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com on the 19th of February, 2016 at 5 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.