

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, February 27, 2018 at 6:30 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL at 6:30 p.m.

Commission Members

Mim James - Chair

Kim Hubbard

Erich Oswald

James Martin – Vice Chair

Michael Lavengco

John McIntosh

Evelyn Strong

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Planner Megan Will

Director of Public Works Kyle Dannhaus

Planning Assistant Katie Jordan

Planning Consultant Anjali Naini

City Engineer Chad Gilpin

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

Consideration and Possible Action On:

A. Approval of the Planning and Zoning Commission Regular Meeting minutes of January 23, 2018

V. BUSINESS

Discussion and Possible Action on Zoning, Conditional Use Permits, Subdivision, Site Development, Signage, Variances, Special Exceptions, Waivers and other matters:

A. Presentation on Proposed Sign Ordinance Amendments, Assistant City Attorney Laura Mueller

B. An Ordinance Of The City Of Dripping Springs, Texas Amending The Code Of Ordinances, Chapter 30, Article 30.05, Mobile Food Vendors and Amending Chapter 30, Exhibit A, Appendix E: Zoning Use Regulations (Charts); and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice & Meeting.

1. Staff Report (Anjali Naini)

2. Public Comment

3. Ordinance Amending Mobile Food Vendor Ordinance

C. ZA2017-0003_2790 W U.S. 290 : An Ordinance of the City of Dripping Springs, Texas Rezoning One Tract of Land Totaling Approximately 3.188 Acres out of the B.F. Hana Survey from Agriculture District (AG) to Commercial Services (CS), and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Effective Date; Authorizing the City Administrator to Note the Change on the Official Zoning Map of the City; Proper Notice and Meeting. Richard Santamaria &

Susan Santamaria, Applicants

1. Presentation
 2. Staff Report (Anjali Naini)
 3. Public Hearing
 4. Ordinance
- D. PDD-9/Farmstead @ Caliterra: An Ordinance of the City of Dripping Springs, Texas Rezoning a Tract of Land Totaling Approximately 18.532 Acres from Multiple-Family Residential (MF) and Enacting Planned Development District (PDD) # 9, Commonly Known as Farmstead at Caliterra and Located on the Western Side of RR 12 and South of Butler Ranch Rd, and Further Described as: 18.532 Acres of Land out of the PA Smith Survey No. 26, Abstract No. 415, in Hays County, Texas, Being a Portion of that Certain (595.818 Acre) Tract of Land Conveyed to Development Solutions CAT, LLC by Deed Recorded in Vol. 4682, Page 342 of the Official Public Records of Hays County, Texas. Applicant, Ray Lee**
1. Presentation (Ray Lee)
 2. Staff Report (Anjali Naini)
 3. Public Hearing
 4. PDD - 9 Ordinance
- E. Replat of DS Ranch Phase 2, Tracts 1C & 1D a 35.24 acre tract located at 776 Cattle Trail Drive, Dripping Springs, TX 78620. Applicant, Jon Thompson**
1. Presentation (Jon Thompson)
 2. Staff Report (Megan Will)
 3. Public Hearing
 4. Replat
- F. SUB2017-0006: Replat of North Belterra Commercial a 62.16 acre tract located at 13201 W Hwy 290, Austin, TX 78737. Applicant, Bradley Lingvai, P.E., Big Red Dog Engineering.**
1. Presentation
 2. Staff Report (Chad Gilpin, P.E.)
 3. Public Hearing
 4. Replat
- G. SUB2017-0007: Replat of Lot 1, Block "E" Belterra Phase 1 Section 3A, Establishing Lot 1A and Lot 1B located in Dripping Springs, TX 78620 [Holton Drive]. Applicant, Bradley Lingvai, P.E., Big Red Dog Engineering.**
1. Presentation
 2. Staff Report (Chad Gilpin, P.E.)
 3. Public Hearing
 4. Replat
- H. Preliminary Plat for Headwaters Phases 3, 4 & 5, a 740.24 acre tract located at the intersection of Headwaters Blvd and Hazy Hills Loop. Applicant, Jesse Malone, P.E., Malone/Wheeler, Inc.**
1. Presentation
 2. Staff Report (Chad Gilpin, P.E.)

3. Public Hearing
 4. Preliminary Plat
- I. **Sign Variance Request to Allow A Projecting Sign to Exceed the Maximum Area Allowed by the *Master Sign Plan for The Commons* for Hill Country Bible Church Dripping Springs, located at 100 Commons, Suite 4, Jason McNutt, Applicant**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance Request
 - J. **Sign Variance Request to Allow Two Projecting Signs for Sherwin Williams Paints, located at 27490 Ranch Road 12, Danielle Manion, Accent Graphics, Applicant**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance Request
 - K. **Sign Variance Request to Allow a Roof Sign for Drippin' Pickin's, located at 304 Mercer Street, Gwyn Sommerfeld and Dawn Callahan, Applicants**
 1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance Request

VI. ANNOUNCEMENTS

- A. Regular City Council Meeting, March 13, 2018, 5:30 PM Workshop/6:30 PM Meeting
- B. Regular City Council Meeting, March 20, 2018, 6:00 PM
- C. Regular Planning & Zoning Commission Meeting, March 27, 2018, 6:30 PM
- D. Regular City Council Meeting, April 10, 2018, 5:30 PM Workshop/6:30 PM Meeting

VII. 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 23rd day of February 2018, at 2:30 p.m..

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.

