

**CITY OF DRIPPING SPRINGS, TEXAS  
MINUTES OF THE PLANNING AND ZONING MEETING  
February 27, 2018**

A meeting of the Planning and Zoning Commission of the City of Dripping Springs, Texas, was held on Tuesday, February 27, 2018 at 6:30 P.M. at City Hall, 511 Mercer Street, Dripping Springs, Texas.

Present: <u>Commission Members</u>	<u>City Staff/Appointed Officials</u>
Mim James – Chair	Michelle Fischer – City Administrator
James Martin – Vice Chair	Anjali Naini – Planning Consultant
John McIntosh	Chad Gilpin – City Engineer
Kim Hubbard	Megan Will – City Planner
Evelyn Strong	Katie Jordan – Planning Assistant
Erich Oswald	Laura Mueller – City Attorney

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

With a quorum of the commission members present, Chairman Mim James called the Regular Meeting to order at 6:32p.m. followed by the pledge of allegiance led by Erich Oswald. It is noted that Commissioner Michael Lavengco was absent for this meeting.

**II. Pledge of Allegiance.**

**III. PRESENTATION OF CITIZENS** There were no comments received from the public.

**IV. MINUTES**

*Consideration and Possible Action On:*

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

James Martin made a motion to approve the minutes. Kim Hubbard seconded the motion. The motion carried unanimously with 5 ayes, 0 nays. Chairman, Mim James abstained from voting due to his absence for the 1/23/2018 P&Z Meeting.

**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**

Laura Mueller discussed the new limitations on the proposed Sign Ordinance Amendments per her powerpoint presentation posted on boardbook.

**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) The requested action is to amend Chapter 30: Article 30.5, Mobile Food Vendors and Amend Chapter 30, Exhibit A, Appendix E: Zoning Use Regulations (Charts). Staff recommends the zoning amendment per Anjali's analysis addressed in her staff report.
2. Public Hearing None
3. Ordinance Amending Mobile Food Vendor Ordinance James Martin made a motion to consider, Mim James seconded the motion. James Martin inquired if the surface for parking would be addressed in the amendments and Erich Oswald suggested to include a requirement for ADA parking compliance. Megan Will made a suggestion to tie the parking regulations for the Mobile Food Vendors Ordinance to the existing parking regulations laid out in Section 5 of the Zoning Ordinance. James Martin made a motion to approve the Amendment of the Mobile Food Vendors Ordinance per staff's recommendation with the addition of the reference to Section 5 in parking. Erich Oswald seconded the motion. The motion carried unanimously with 6 Ayes, 0 Nays.

**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 *None*
2. Staff Report (Anjali Naini) *The requested action is to rezone from AG to CS. Staff recommends approval of the requested zoning amendment.*
3. Public Hearing *None*
4. Ordinance No.1220.152 *James Martin made a motion to approve the requested zoning amendment from AG to CS per staff's recommendation. John McIntosh seconded the motion. The motion carried unanimously with 6 Ayes, 0 Nays.*

**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) *Mr. Lee presented the scope of the intent for PDD#9, including the project goals, connectivity, zoning, use & phasing, site layout, product types & price points and project variances.*
2. Staff Report (Anjali Naini) *The requested action is to rezone from MF to PDD#9 with GR base zoning. Staff recommends approved of PDD#9.*
3. Public Hearing  
*Sherry McGillicaddy, Tim McGillicaddy, Brian Standefer, Brett Oldhan, Derek Petersen, Michelle McCarty, Lyndon McCarty and Jesse Tuner ceded their time to Ed Watt.*

*Ed Watt has been designated as the representative of several property owners who have concerns with the potential use of the commercial/multi-family section of Caliterra.*

4. PDD – 9 Ordinance *James Martin made a motion to consider. Mim James seconded the motion. Mim James assured the citizens that the proposed uses in the PDD#9 were clearly noted and approved per the Caliterra Development Agreement in January 2014. Laura Mueller agreed that the Development Agreement and PDD#9 match each other. Erich Oswald questioned why the City was requesting a 50' setback right off of RR12 and how that would affect the landscaping buffer. Megan Will said that the 50' setback would be used as a retainer for the landscape buffer requirement per the DA. If they apply what was originally proposed you would potentially lose a larger buffer.*

*James Martin made a motion to approve PDD#9 with the recommendation to clarify the language in the PDD that the landscape buffer is subject to decrease by up to 25' due to the future expansion of RR12. John McIntosh seconded the motion. The motion carried with a vote of 5 Ayes, 1 Naye.*

**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) Available for questions
2. Staff Report (Megan Will) The purpose of this replat is to divide Tract 1c and Tract 1D DS Ranch Phase 2 into five lots. Staff recommends approval of the replat.
3. Public Hearing No comments were made
4. Replat James Martin made a motion to approve the replat per staff's recommendation. Erich Oswald seconded the motion. The motion carried unanimously with 6 Ayes, 0 Nays.

**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 None
2. Staff Report (Chad Gilpin, P.E.) The purpose of this replat is to re-subdivide Lots 1, 2E, 3E and 3F of the North Belterra Commercial Subdivision into Lots 1A, 1B, 1C, 1D, 1E, 1F, 2A, 2C, 3E, 3F, 3G and 3I. The new lots are being created by the owner for resale or leasing purposes. Staff recommends approval of the replat.
3. Public Hearing No public comments were made
4. Replat James Martin made a motion to approve the replat per staff's recommendation. Erich Oswald seconded the motion. The motion carried unanimously with a vote of 6 Ayes and 0 Nays.

**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 **None**
2. Staff Report (Chad Gilpin, P.E.) The purpose of this replat is to re-subdivide one lot to create a R.O.W. named Holton Drive and establish two remaining lots 1A and 1B. Staff recommends approval of the Replat.
3. Public Hearing **None**
4. Site Development Permit James Martin made a motion to approve the replat. Erich Oswald seconded the motion. The motion carried unanimously with a vote of 6 Ayes and 0 Nays.

**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 **None**
2. Staff Report (Chad Gilpin) The proposed Preliminary Plat is for 740 acres out of the 1,035 acre residential development and will include 583 single-family lots. Staff recommends approval of the Preliminary Plat.
3. Public Hearing **None**
4. Conditional Use Permit James Martin made a motion to approve the Preliminary Plat per staff's recommendation. Kim Hubbard seconded the motion. The motion carried unanimously with a vote of 6 Ayes and 0 Nays.

**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 **None**
2. Staff Report (Michelle Fischer) The applicant is requesting a variance for a larger sign for the Hill Country Bible Church in The Commons shopping center. Staff recommends approval of the variance request.
3. Public Hearing **None**
4. Variance Request James Martin made a motion to approve the Sign Variance Request. John McIntosh seconded the motion. The motion carried unanimously with a vote of 6 Ayes and 0 Nays, approving the motion.

**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 **None**
2. Staff Report (Michelle Fischer) The applicant would like to relocate the projecting sign on the west side of the building facing RR12, to the north side of the building, over an entrance. This change in location requires a new sign permit and variance request to be approved. Staff recommends approval of the sign variance.
3. Public Hearing **None**
4. Variance Request James Martin made a motion to approve the Sign Variance Request per staff's recommendation. John McIntosh seconded the motion. The motion carried unanimously with a vote of 6 Ayes and 0 Nays, approving the motion.

**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 **None**
2. Staff Report (Michelle Fischer) The applicant would like to relocate the projecting sign on the west side of the building facing RR12, to the north side of the building, over an entrance. This change in location requires a new sign permit and variance request to be approved. Staff recommends approval of the sign variance.
3. Public Hearing **None**
4. Variance Request Mim James made a motion to approve the Sign Variance Request per staff's recommendation. James Martin seconded the motion. The motion carried unanimously with a vote of 6 Ayes and 0 Nays, approving the motion.

**VI. Adjourn.**

**Adjourn Open Meeting**

A motion to adjourn was made by James Martin, seconded by Kim Hubbard ending the meeting at 8:40 p.m.

Respectfully submitted,

Katie Jordan Planning Assistant

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.