

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, March 22, 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

James Martin – Vice Chair

Whit Smith

Kim Hubbard

Erik Burgeson

John McIntosh

Michael Lavengco

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

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, February 23, 2016

VI. SIGNS

A. Arrowhead Ranch Subdivision Sign Variance Requests for Subdivision Entrance Signs, located at Arrowhead Ranch Blvd., *Peter Dufrene, AIA, PLA, Project Director*

1. Presentation

2. Sign Administrator's Report (Michelle Fischer)

3. Public Hearing

4. Variance Request to Allow Subdivision Entrance Signs to Exceed the Maximum Height Allowed

5. Variance Request to Allow Subdivision Entrance Signs to be Located within the Public Right of Way

VII. EXTERIOR DESIGN ALTERNATIVE STANDARDS

A. Alternative Design Standard for Skybridge Academy, located at 26450 RR 12, *Ariel Dochstader Miller, Skybridge Academy, Owner/Applicant*

1. Presentation

2. Staff Report (Keenan Smith, AIA)
 3. Public Hearing
 4. Alternative Design Standard
- B. Alternative Design Standard for Jack Brown Cleaners, Located at 108 E US 290, *Jerry Frazier, PMP, Embree Construction Group, Inc. for Paul Brown, Owner*
1. Presentation
 2. Staff Report (Keenan Smith, AIA)
 3. Public Hearing
 4. Alternative Design Standard

VIII. SUBDIVISIONS

- A. Replat of Sawyer Ranch Estates, Lot 2, Located at 14020 Sawyer Ranch Road, *Richard McDaniel, Ash & Associates Surveying for Milan Vitolich, Vitolich & Vitolich, Inc., Applicant/Owner*
1. Presentation
 2. Staff Report (Jon Thompson)
 3. Public Hearing
 4. Replat

IX. ZONING

- A. Ordinance No. 1220.123: An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property: 28706 RR12 (ABS 415 PHILIP A SMITH SURVEY 0.33 AC; R17934, HaysCAD) from Single-Family Residential, Duplex (SF-4) to General Retail (GR), *Zaman Khair U & Tuulikki Ylostalo, Applicants*
1. Presentation
 2. Staff Report (Jon Thompson)
 3. Public Hearing
 4. Ordinance No. 1220.123
- B. Conditional Use Permit to Allow Domestic Farm Animals at Skybridge Academy, located at 26450 RR 12, *Ariel Dochstader Miller, Skybridge Academy, Owner/Applicant*
1. Presentation
 2. Staff Report (Jon Thompson)
 3. Public Hearing
 4. Conditional Use Permit
- C. Ordinance No. 1220.124: Public hearing, discussion, and recommendation: Regarding a zoning request and ordinance enacting Planned Development District (PDD) # 5, commonly known as "Heritage Subdivision." The area is approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School in the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter. *SLF IV-Dripping Springs JV, L.P. and BobWhite Investments, LP, Applicant*
1. Presentation

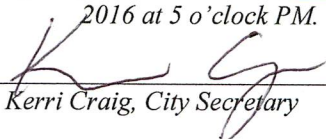
2. Staff Report
 3. Public Hearing
 4. Ordinance No. 1220.124
- D. Public hearing, discussion, and recommendation: Regarding Planned Development District Agreement for PDD # 5, commonly known as “Heritage Subdivision,” between the City of Dripping Springs and SLF IV-Dripping Springs JV, L.P and BobWhite Investments, LP. The area is approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School in the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter.
1. Presentation
 2. Staff Report (Michelle Fischer)
 3. Public Hearing
 4. Planned Development District Agreement
- E. Informational presentation on the proposed Public Improvement District for the Heritage Project, that being approximately 189 acres currently located within the extraterritorial jurisdiction of Dripping Springs, in Hays County, Texas, commonly known as “Heritage Subdivision.”

X. ANNOUNCEMENTS

- A. Transportation Committee Meeting, March 28, 2016 at 3:30 p.m.
- B. Regular Historic Preservation Commission Meeting, April 4, 2016 at 5:30 p.m.
- C. Regular City Council Meeting, April 12, 2016 at 7:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, April 26, 2016 at 7:00 p.m.

XI. 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 18th of March, 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.