

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, March 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 February 27, 2018

V. BUSINESS

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

A. Amendment to the Concept Plan attached to the 2014 Development Agreement between the City of Dripping Springs and Development Solutions CAT, LLC and to the 2015 Master Parks and Open Space Plan for the Caliterra Subdivision for the purpose of relocating an Amenity Center. Applicant, Gwendolyn Gates, Carlson, Brigance, & Doering, Inc. for Development Solutions CAT, LP

1. Presentation
2. Staff Report (E. Megan Will, AICP, CFM)
3. Public Hearing
4. Development Agreement Amendment
5. Caliterra Master Parks and Open Space Plan Amendment

B. SUB2018-0002: Preliminary Plat for Arrowhead Ranch Ph.2A, 2B & 2C, a 39.53 acre tract located at Arrowhead Ranch Blvd., Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E., Carlson, Brigance & Doering, Inc.

1. Presentation
2. Staff Report (Chad Gilpin, P.E.)

3. Public Hearing
 4. Preliminary Plat
- C. SUB2018-0003: Revised Preliminary Plat for Highpointe Ph.1 Section 3, a 95.000 acre tract located in Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E., Carlson, Brigance & Doering, Inc.**
1. Presentation
 2. Staff Report (E. Megan Will, AICP, CFM)
 3. Public Hearing
 4. Preliminary Plat
- D. SUB2018-0001: Replat of Belterra Sawyer Ranch Propane Site, Block A, Lot 2 located at the NE Corner of Sawyer Ranch Rd & Belterra Dr. in Dripping Springs, TX 78620. Applicant, Jon Thompson**
1. Presentation
 2. Staff Report (Chad Gilpin, P.E.)
 3. Public Hearing
 4. Replat
- E. SD2018-0004: Site Development for Ledgestone Senior Living Ph.2, a 15.68 acre tract located at 13152 Four Star Blvd., Austin, TX 78737. Applicant, David Ferrette**
1. Presentation
 2. Staff Report (Chad Gilpin, P.E.)
 3. Public Hearing
 4. Site Development
- F. CUP2018-0001: Conditional Use Permit & SD2018-0003: Site Development Permit for Pig Pen BBQ Food Court, a 0.856 Acre Tract Zoned CS-Commercial Services, Located at 1005 W Hwy 290, Dripping Springs, TX 78620, Requesting up to Nine (9) Mobile Food Vendors. Applicant, Jon Thompson**
1. Presentation
 2. Staff Report (Anjali Naini, AICP)
 3. Public Hearing
 4. Conditional Use Permit
 5. Site Development
- G. Sign Variance Request for the Gold's Gym Temporary Sales Trailer, located at 166 Hargrave, Suite D-100, Austin, TX 78737, Jana Taylor, Gold's Gym, Applicant**
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance request to allow a special event sign to exceed the maximum area allowed

VI. 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). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, April 10, 2018, 5:30 PM Workshop/6:30 PM Meeting
- B. Regular City Council Meeting, April 17, 2018, 6:00 PM
- C. Regular Planning & Zoning Commission Meeting, April 24, 2018, 6:30 PM
- D. Regular City Council Meeting, May 10, 2018, 5:30 PM Workshop/6:30 PM Meeting

VIII. 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 March 2018, at 3:15 p.m..


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.

