

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, July 25, 2017 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	James Martin – Vice Chair	John McIntosh
Kim Hubbard	Michael Lavengco	Evelyn Strong
Erich Oswald		

City Staff/Appointed Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Planner Megan Will
Code Enforcement Manager Kyle Dannhaus
Planning Assistant Katie Jordan
Planning Consultant Anjali Naini
City Engineer Rick Coneway
Assistant City Attorney Laura Mueller
Assistant City Attorney Dottie Polumbo

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 Regular Commission Meeting Minutes for June 27, 2017

V. VARIANCES/SPECIAL EXCEPTIONS

Consideration and Possible Action on:

A. Variance Request from the Dripping Springs Code of Ordinance, Chapter 28 Section 28.04.018 (b)) to allow cut/fill over 6 feet for Austin Java, located at 3799 East Hwy. 290, Dripping Springs, Tx 78620, Applicant, Grayson Cox, P.E. KSA Engineering on behalf of Mirela Icehouse, LLC

1. Presentation
2. Staff Report (Rick Coneway)
3. Public Hearing
4. Variance to allow cut/fill over 6 feet

VI. SIGNS

Consideration and Possible Action On:

A. Ordinance No. 1251.29 An Ordinance of the City of Dripping Springs Adding Section 26.03.006 to Chapter 26 of the Dripping Springs Code of Ordinances; Amending Variance Procedures for Master Sign Plans; and Providing for the Following: Findings of Fact; Amendment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting.

1. Staff Report (Laura Mueller)
2. Public Hearing
3. Ordinance No. 1251.29

VII. ZONING

Consideration and Possible Action On:

- A. Ordinance No. 1220.143: An Ordinance of the City of Dripping Springs rezoning one tract at 410 Whisenant Lane ("Cortaro Subdivision"), out of the George W. Lindsay Survey, Abstract 289 totaling 34.78 acres from Single-Family Residential, Low-Density (SF-1) to General Retail (GR) and Single-Family Residential, Moderate Density (SF-2), and Single-Family Attached Residential, Garden Home (SF-5) Applicant Jon Thompson on behalf of AJAC Holdings, LLC**
 1. Presentation
 2. Staff Report (Anjali Naini)
 3. Public Hearing
 4. Ordinance No. 1220.143
- B. Ordinance No.1220.144: An Ordinance of the City of Dripping Springs rezoning one tract of landing totaling approximately 22.10 acres out of the EB Hargraves Survey, Abstract No. 240, in Hays County, Texas, from Agriculture District (AG) to Commercial Services District (CS), Applicant, Stan Ford on behalf of J.M. Assets, LP.**
 1. Presentation
 2. Staff Report (Anjali Naini)
 3. Public Comment
 4. Public Hearing
 5. Ordinance No. 1220.144
- C. Ordinance No. 1220.145: An Ordinance of the City of Dripping Springs rezoning a tract of land at 603 W. Hwy 290, Dripping Springs, Texas, totaling approximately 13.72 acres, from Commercial Services (CS) to Multiple-Family Residential (MF), Applicant Jon Thompson on behalf of Dosia Mae Rippy Langston Life Estate.**
 1. Presentation
 2. Staff Report (Anjali Naini)
 3. Public Hearing
 4. Ordinance No. 1220.145
- D. Ordinance No.1220.124: 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 at 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, Applicants**
 1. Presentation (Applicant)
 2. Staff Report (Laura Mueller, Anjali Naini)
 3. Public Hearing

4. Ordinance No.1220.124: Planned Development District (PDD) No. 5
- E. **Ordinance No. 1220.146: An Ordinance of the City of Dripping Springs, rezoning the tract of land commonly known as A0289 George W. Lindsay Survey, Acres 25.7398, located in Dripping Springs Ranch Park at 1042 Event Center Drive, pursuant to Section 1.5.3 of the City of Dripping Springs Zoning Ordinance, Chapter 30, Exhibit A, from Agriculture Use (AG) to Public Park (PP), City of Dripping Springs, Applicant.**
 1. Staff Report
 2. Public Hearing
 3. Ordinance No. 1220.146

VIII. SUBDIVISIONS

Consideration and possible action on:

- A. **Westwood Subdivision-Preliminary Plat for approximately 680.012 acres located at 4116 US Highway 290 West, Shervin Nooshin, Stantec Consulting Services, Inc on behalf of Scenic Land Holdings, LLC.**
 1. Presentation
 2. Staff Report (Rick Coneway)
 3. Public Hearing
 4. Preliminary Plat

IX. BUSINESS

Consideration and Possible Action on:

- A. **Annexation and Development Agreement between the City of Dripping Springs and SLF IV - Dripping Springs JV, L.P. and BobWhite Investments, LP for Heritage Subdivision, approximately 189 acres located in the ETJ, 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 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, LP and BobWhite Investments, LP, Applicant**
 1. Presentation (Applicant)
 2. Staff Report (Laura Mueller/Dottie Palumbo)
 3. Public Hearing
 4. Offsite Road and Trail Agreement
 5. Heritage WW Utility Agreement Memo
 6. Annexation and Development Agreement - Heritage Subdivision

X. EXECUTIVE SESSION

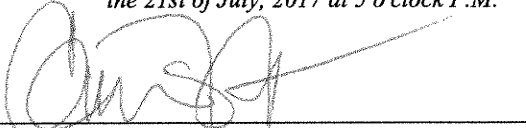
The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

XI. ANNOUNCEMENTS

- A. Transportation Committee Meeting, July 24, 2017 at 3:30 p.m.

- B. Regular Historic Preservation Commission Meeting, August 7, 2017 at 5:30 p.m.
- C. Regular City Council Meeting, August 8, 2017, at 5:30 p.m. Workshop/ 6:30 p.m. Meeting
- D. Next Regular Planning and Zoning Meeting, August 22, 2017 at 6:30 p.m.

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 21st of July, 2017 at 5 o'clock 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.