

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

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 Minutes for August 25, 2017 Regular Commission Meeting

V. BUSINESS

Consideration and Possible Action on:

A. Burba Ranch Subdivision - Preliminary Plat for approximately 103.85 acres located at 16055 Sawyer Ranch Road, Dripping Springs, Tx 78620. Applicant John A. Clark on behalf of LJA Engineering Inc.

1. Presentation (John Clark, P.E./Dan Ryan)
2. Staff Report (Megan Will)
3. Public Hearing
4. Variance Request from the Dripping Springs Code of Ordinance, Chapter 28, Section 14.6 - Minimum Lot Sizes in ETJ to allow proposed minimum lot size of 1 acre for a lot with surface water supply and private septic
5. Parkland Dedication
6. Preliminary Plat

B. Variance Request from the Dripping Springs Code of Ordinance, Chapter 30 , Section 5.7.6 and 5.7.7 to allow reduction of required parking for a mixed use structure containing place of worship and retail spaces for H.O.M.E. Church, Located at 145 Broken Lance Lane, Dripping Springs, Tx 78620. Applicant, Lynn

Alderson on behalf of Alderson Group, Inc.

1. Presentation
2. Staff Report (Megan Will)
3. Public Hearing
4. Variance to allow reduction of required parking for a mixed use structure containing place of worship and retail spaces

C. First Amendment to the Westwood Amended and Restated Development Agreement between the City of Dripping Springs and Scenic Land Holdings, LLC Entered into on or about March 1, 2017 to Dedicate Approximately 2 Acres out of the 17 Acre Civic Site Dedicated to the City to the Veterans of Foreign Wars Post 2933.

Applicant: Scenic Land Holdings, LLC

1. Presentation
2. Staff Report (Laura Mueller)
3. Public Hearing

4. First Amendment to Amended & Restated Development Agreement

D. Ordinance No. 1251.06: An Ordinance of the City of Dripping Springs Amending Chapter 26, Appendix "B", of the Dripping Springs Code of Ordinances; Amending Regulations for the Master Sign Plan for The Commons; Providing for the Following: Rules; Standards; Procedures; and Findings of Fact; Codification; Repealer; Severability; Proper Notice and Meeting; Enforcement Including Criminal Penalties Including Criminal Fines Not to Exceed \$500.00 and Civil Fines of up to \$100.00. Applicant MP Commons

1. Presentation
2. Staff Report (Laura Mueller)
3. Public Hearing
4. Ordinance No. 1251.06

E. Ordinance No. 1251.07: An Ordinance of the City of Dripping Springs Amending Chapter 26, Appendix "D", of the Dripping Springs Code of Ordinances; Amending Regulations for a Master Sign Plan for a Portion of the Sawyer Ranch Subdivision; Providing for the Following: Rules; Standards; Procedures; And Findings of Fact; Codification; Repealer; Severability; Proper Notice and Meeting; Enforcement Including Criminal Penalties Including Criminal Fines Not to Exceed \$500.00 and Civil Fines of up to \$100.00.

1. Presentation
2. Staff Report (Laura Mueller)
3. Public Hearing
4. Ordinance No. 1251.07

F. Ordinance No. 1251.08: An Ordinance Enacting Appendix "E" of Chapter 26 of the Dripping Springs Code of Ordinances; Establishing Regulations for a Master Sign Plan for the Founders Ridge Subdivision; Providing for the Following; Rules; Standards; Procedures; and Findings of Fact; Codification; Repealer; Severability; Proper Notice and Meeting; Enforcement Including Criminal Penalties Not to Exceed \$500.00 and Civil Fines of up to \$100.000.

1. Presentation

2. Staff Report (Laura Mueller)
3. Public Hearing
4. Ordinance No. 1251.08

VI. EXECUTIVE SESSION

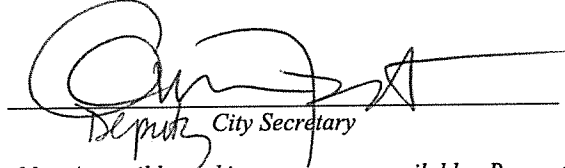
The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real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

A. Consultation with City Attorney regarding legal issues related to amending the Amended and Restated Development Agreement for the Westwood Subdivision (551.071 Consultation with City Attorney)

VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, September 12, 2017, at 5:30 p.m. Workshop/ 6:30 p.m. Meeting
- B. Next Regular Planning and Zoning Meeting, September 26, 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 18th of August, 2017 at 5 o'clock P.M.


Deputy 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.