

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, September 26, 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. SUBDIVISIONS

Consideration and Possible Action On:

A. Replat of LOT 2-A 1 OF SAWYER RANCH 33 TRACT TWO, HAYS COUNTY, TEXAS, a 4.667 acre tract located near the intersection of Sawyer Ranch Road and US Hwy 290

1. Presentation (Jon Thompson)
2. Staff Report (Rick Coneway)
3. Public Hearing
4. Replat

VI. ZONING

Consideration and Possible Action On:

**A. Ordinance No. 1220.147: An Ordinance of the City of Dripping Springs, Texas, rezoning a tract of land located near W. Hwy 290 and Sawyer Ranch Road, in Dripping Springs, Texas totaling approximately 4.6671 acres, from Office (O) to General Retail (GR), and described as follows:
Sawyer Ranch 33, Tract Two, Lot 2-A1.**

1. Presentation (Jon Thompson)

2. Staff Report (Anjali Naini/Megan Will)
 3. Public Hearing
 4. Ordinance No. 1220.147
- B. Conditional Use Permit Application to Allow for a Food Truck Court located at 101 San Marcos St., a property zoned Commercial Services (CS) and within the Historic Overlay (HO).**
1. Presentation (Mark Sutton)
 2. Staff Report (Megan Will)
 3. Discussion - Item is for concept plan review and discussion purposes only. Item will be brought forward for action at the October 24, 2017 P&Z meeting.
- C. 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 (Dottie Palumbo)
 3. Public Hearing
 4. Ordinance No.1220.124: Planned Development District (PDD) No. 5

VII. 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 Wastewater Utility Agreement
 6. Annexation and Development Agreement - Heritage Subdivision
- B. Request for Site Development Permit Approval Extension for SDP#16-0122-01 Central Texas Youth Ballet for the construction of a ballet studio with associated parking, drainage and water quality facilities, at the NE corner of Mercer St. and RR 12.**
1. Request Letter

2. Staff Report (Rick Coneway)
3. Extension of Site Development Permit Approval

VIII. VARIANCE/EXCEPTION

Consideration and Possible Action on:

A. A request for a variance from the Dripping Springs Code of Ordinances, Chapter 30, Exhibit A, Sections 5.6.2 and 5.7.6 to allow reduction of required parking for a mixed-use structure containing Premiere Dance Studio and general retail located at Sawyer Ranch 22, Tract Two, Lot 2-A1-B, Dripping Springs, Texas, 78620. *Jon Thompson, Applicant*

1. Presentation (Jon Thompson)
2. Staff Report (Anjali Naini/ Megan Will)
3. Public Hearing
4. Variance

B. A request for a Special Exception to the Dripping Springs Code of Ordinance as follows: Chapter 30, Exhibit A, Section D 3.2 regarding allowing a Temporary Sales Office in an AG zoned district for a property located at 26025 RR 12 / A0415 PHILIP A SMITH SURVEY, ACRES 5.110. AND: A Site Development Permit Application for the associated Temporary Sales Office located at Caliterra Subdivision. *Bill E. Couch, Applicant*

1. Presentation (Applicant)
2. Staff Report - Special Exception (Anjali Naini/ Megan Will)
3. Staff Report - Site Development Plan (Rick Coneway)
4. Public Hearing
5. Special Exception
6. Site Development Permit

IX. SIGNS

Consideration and possible action on:

A. Variance requests to allow an electronic LED Gas Price sign and to allow two projecting signs to exceed the maximum height allowed for Texaco Z Square, located at 13210 W. Highway 290, Austin, TX 78737 at the intersection of Heritage Drive

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance to allow electronic LED gas price sign
5. Variance request to allow two projecting signs to exceed the maximum height allowed

B. Ordinance No. 1251.30: An Ordinance amending Chapter 26, Appendix "C", of the Dripping Springs Code of Ordinances; Amending regulations for a Master Sign Plan for the Belterra Commercial Subdivision; providing for the following: rules; 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 up to \$500.00.

1. Presentation
2. Staff Report (Laura Mueller)

3. Public Hearing
4. Ordinance No. 1251.30

C. Variance request to allow an additional projecting sign for Breed & Company in Belterra Village, located at 165 Hargraves Dr., Austin, Texas 78737

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance to allow an additional projecting sign

D. Variance Requests to allow an additional sign (menu board) and to allow a projecting sign to exceed the maximum height allowed for Hat Creek Burger in Belterra Village, located at 166 Hargraves Drive, Building F, Austin, TX 78737

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance request to allow additional sign (menu board)
5. Variance request to allow a projecting sign to exceed the maximum height allowed

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. Regular City Council Meeting, October 10, 2017, at 5:30 p.m. Workshop/ 6:30 p.m. Meeting
Regular City Council Meeting, October 17, 2017, 6:00 p.m.
- B. Next Regular Planning and Zoning Meeting, October 24, 2017 at 6:30 p.m.

XII. 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 this 22nd of September 2017, at 5:00 p.m..

Andrea Cunningham
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.

