

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, October 25, 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

John McIntosh

Kim Hubbard

Michael Lavengco

Evelyn Strong

Erich Oswald

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Planning Consultant Anjali Naini

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, September 27, 2016

VI. ZONING

Consideration and Possible Action On:

A. Ordinance No. 1220.130: An Ordinance of the City of Dripping Springs creating Planned Development Number 6 for the Headwaters Commercial Tract, of approximately 166.801 acres, out of the William Walker Survey No. 130, Abstract No. 475, Hays County, Texas, creating a zoning district, amending the Zoning Map, amending the Zoning Ordinance, approving the Planned Development Master Plan, and establishing an Effective Date.

1. Presentation

2. Staff Report (Anjali Naini)

3. Public Hearing

4. Ordinance No. 1220.130: Planned Development District No. 6

- B. Ordinance No. 1220.127: An Ordinance of the City of Dripping Springs rezoning of two tracts at 198 Creek Road, totaling approximately 3.1 acres, from Two-Family Residential, Duplex (SF-4) to General Retail (GR). *Applicant: Jon Thompson*
 - 1. Presentation
 - 2. Staff Report (Anjali Naini)
 - 3. Public Hearing
 - 4. Ordinance No. 1220.127

- C. Ordinance No. 1220.128: An Ordinance of the City of Dripping Springs rezoning of one tract at 205 Creek Road, totaling approximately 1.69 acres, from Two-Family Residential, Duplex (SF-4) to Local Retail (LR). *Applicant: Jon Thompson*
 - 1. Presentation
 - 2. Staff Report (Anjali Naini)
 - 3. Public Hearing
 - 4. Ordinance 1220.128

- D. Ordinance No. 1220.129: An Ordinance of the City of Dripping Springs rezoning one tract at 209 Creek Road, totaling approximately 5.19 acres, from Two-Family Residential, Duplex (SF-4) to Local Retail (LR). *Applicant: Jon Thompson*
 - 1. Presentation
 - 2. Staff Report (Anjali Naini)
 - 3. Public Hearing
 - 4. Ordinance 1220.129

VII. PARKLAND DEDICATION

Consideration and possible action on:

- A. Headwaters Parkland Dedication and Master Parks and Open Space Plan
 - 1. Presentation
 - 2. Staff Report
 - 3. Parks and Recreation Commission Report
 - 4. Public Hearing
 - 5. Parkland Dedication and Master Parks and Open Space Plan

VIII. SIGNS

Consideration and Possible Action:

- A. Ledgestone Senior Living Master Signage Plan and Sign Variance Requests, located at 13150 Four Star Blvd., *Jon Thompson, Owner's Representative*
 - 1. Presentation
 - 2. Staff Report (Michelle Fischer)
 - 3. Public Hearing
 - 4. Variance Request to Allow Off Premise Sign #5 at intersection of Four Star Boulevard and US Highway 290

5. Variance Request to Allow Ledgestone Senior Living Community Monument Sign #2 to be Installed in Right Of Way of Four Star Boulevard
6. Master Signage Plan

IX. SUBDIVISIONS

Consideration and Possible Action On:

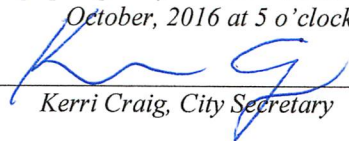
- A. Burba Tract Concept Plan (Proposed 100 Acre Subdivision) located in the ETJ along Sawyer Ranch Road near the entrance to HighPointe Subdivision, *John Clark, LJA Engineering*
 1. Presentation
 2. Staff Report (Rick Coneway)
 3. Concept Plan

X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, November 7, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, November 8, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, November 28, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, November 29, 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 21st of October, 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.