

**City of Dripping Springs  
Planning and Zoning Commission  
Regular Meeting Agenda  
Tuesday, November 18, 2014 at 7:00 PM  
City Hall, 511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL**

Commission Members

Larry McClung - Chair

Mim James – Vice Chair

Josef Martin

Kim Hubbard

Erik Burgeson

Whit Smith

James Martin

City Staff/Appointed Officials

City Administrator Michelle Fischer

Planning Director Jon Thompson

City Secretary Kerri Craig

City Attorney Alan Bojorquez

**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**

A. 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, October 28, 2014

**VI. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS/DEVELOPMENT AGREEMENTS**

*Consideration and Possible Action On:*

A. Historic Resource Survey Update and Historic District Assessment Report, *Eugene Foster, Principal, Roark-Foster Consulting, LLC*

B. Creation Old Fitzhugh Road Historic District: Ordinance No. 1295.11: An Ordinance of the City of Dripping Springs, Amending Chapters 24 and 30 of the Code of Ordinances, Creating the Boundaries of the Old Fitzhugh Road Historic District Upon Determination of Additional Historic Areas; Amending the Official Zoning Map to Reflect the Creation of the Old Fitzhugh Road Historic District Boundaries; and Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Codification, Effective Date, and Proper Notice & Meeting

1. City Staff Report
  2. Historic Preservation Commission Report
  3. Public Hearing
  4. Ordinance No. 1295.11
- C. Historic Overlay District: Ordinance No. 1220.99: An Ordinance of the City Of Dripping Springs, Amending the Zoning Ordinance, Chapter 30 of the Code Of Ordinances, Altering the Zoning Classifications of Certain Real Property in the City Limits by Creating and Applying a Historic Overlay District upon certain Historic Areas, upon request of the Historic Preservation Commission; Adding the Zoning Designation Historic Overlay (HO) to the Use Chart; Amending the Official Zoning Map to Reflect Changes of the Zoning Classification of Certain Properties; and Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Codification, Effective Date, and Proper Notice & Meeting
1. City Staff Report
  2. Historic Preservation Commission Report
  3. Public Hearing
  4. Ordinance No. 1220.99
- D. Sign Variance Request to Allow Grace Pax House to have an Off Premise Sign located at 1451 W. Highway 290 (DeVos Custom Woodworking), *Reuben Contreras, Grace Pax House*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request
- E. Sign Variance Request to allow Keller Williams Realty and Gracy Title to Exceed the Maximum Number of Signs Allowed Per Business, 333 Highway 290, *Steve Mallet, Walker Springs Gateway Investments LLC.*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request
- F. Ordinance No. 1220.102: An Ordinance of the City of Dripping Springs Amending the Zoning Classification of 2660 & 2690 E US Hwy 290 - Ridge @ Ramsey Ranch, Units 1 & 2, from General Retail (GR) to Commercial Services (CS), *Michael Menem, Applicant Representative*
1. Presentation
  2. Planning Director's Report
  3. Public Hearing
  4. Ordinance No. 1220.102
- G. Replat-- Caliche Hills, Section 1, Lot 2, located at 250 S. Canyonwood Dr., *Samuel Shorter, P.E., Representative of South Canyonwood Partners, LLC, Owner*
1. Presentation
  2. Planning Director's Report

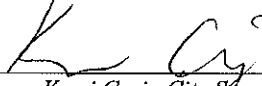
3. Public Hearing
4. Replat
- H. Site Development Permit--Dripping Springs Medical Office Building, located at US Highway 290 and Sawyer Ranch Road, *Mario Sandoval, Applicant Representative*
  1. Presentation
  2. Planning Director's Report
  3. Public Hearing
  4. Variance Request to Exceed Maximum Cut and Fill
  5. Variance Request from Minimum Driveway Spacing
  6. Site Development Permit
- I. Amended and Restated Development Agreement between the City of Dripping Springs and Anarene Investments Ltd.
  1. Presentation
  2. City Staff Report
  3. Public Hearing
  4. Variances and Alternative Standards Requests
    - a. Maximum Impervious Cover
    - b. Lot Widths and Depths
    - c. Residential Block Links
    - d. Minimum Lot Sizes
    - e. Construction and Installation of Required Public Improvements and Utilities
    - f. Minimum Centerline Radius
    - g. Minimum Tangent Length
  5. Amendment to Development Agreement
- J. Amendment to Driftwood Development Agreement Between the City of Dripping Springs & M. Scott Roberts, Individually, and Driftwood Equities, Ltd.
  1. Presentation
  2. City Staff Report
  3. Public Hearing
  4. Amendment to Development Agreement

## VII. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, December 1, 2014 at 5:30 p.m.
- B. Regular Parks & Recreation Meeting, December 8, 2014 at 6:00 p.m.
- C. Regular Farmers Market Board Association Meeting, December 9, 2014 at 10:00 a.m.
- D. Regular City Council Meeting, December 9, 2014 at 7:00 p.m.
- E. Regular Planning & Zoning Commission Meeting, December 17, 2014 at 7:00 p.m.
- F. Regular Founders Day Commission Meeting, January 12, 2015 at 6:30 p.m.

## 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 on the bulletin board at City of Dripping Springs City Hall and the City Dripping Springs website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) on the 14 of NOV, 2014 at 4 o'clock PM.*



*Kerri Craig, City Secretary*

*Meetings are held at City Hall 511 Mercer Street, Dripping Springs, TX.  
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.*