

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Wednesday, December 17, 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
Kim Hubbard
James Martin

Mim James – Vice Chair
Erik Burgeson

Josef Martin
Whit Smith

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, November 18, 2014

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

Consideration and Possible Action On:

A. Amended and Restated Development Agreement between the City of Dripping Springs and Anarene Investments Ltd., Legal Description: 1647.83 acres total as further described in Exhibit A of the posted exhibits, *Paul Linehan, Land Strategies, Applicant*

1. Presentation
2. City Staff Report
3. Public Hearing
4. Requests for Variances and Alternative Standards
 - a. Maximum Impervious Cover

- b. Lot Widths and Depths
 - c. Minimum Lot Sizes
 - d. Residential Block Lengths
 - e. Minimum Centerline Radius
 - f. Minimum Tangent Length
 - g. Construction and Installation of Required Public Improvements and Utilities
5. Amendment to Development Agreement
- B. Dripping Springs Medical Office Building Alternative Design for Exterior Design, Located at Sawyer 33, Tract Two, Lot 2A (approximately 660 feet south of the intersection of US 290 and Sawyer Ranch Road on the southwest side of the intersection), *Luis Duron, AIA, Applicant*
- 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Alternative Standard for Exterior Design
- C. Conditional Use Permit Application for Bell Springs Winery, Located at 501 Old Fitzhugh Road, *Nate Pruitt, Bell Springs Winery, Applicant*
- 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Conditional Use Permit
- D. Ordinance No. 1220.103: An Ordinance Amending the Conditional Overlay Zoning for Twisted X Brewing Company, Located at 23455 FM 150, *Ted Stewart, Twisted X Brewery, Applicant*
- 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Ordinance No. 1220.103
- E. Replat of Lanier Ranch, Tract 1E-2r and Tract 1H-1, Located at 1451 Darden Hill Road and 201 North Creekwood Drive, *Mark Rutledge and Trisha Slack, Property Owners*
- 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Replat
- F. Replat of A. Benney Subdivision, Lot 6, Located at 150 Benney Lane, *Mark Lander, TMG Commercial, Applicant, on behalf of Reba Byrd, Owner*
- 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Replat

G. Ordinance No. 1803.75: An Ordinance Amending the Zoning Classification of 6.891 acres out of the Benjamin F. Hanna Survey, A0222 & Philip A. Smith Survey, A0415, (also known as "26 Doors") from Commercial Services (CS) to Two Family Residential – Duplex (SF-4), *Mark Lander, TMG Commercial, Applicant, on behalf of the Dripping Springs Lions Club, Owner*

1. Presentation
2. Staff Report
3. Public Hearing
4. Ordinance No. 1803.75

H. Request for Special Exception from Side Yard Setback for Clock Tower Square, Located at 1025 Cannon Dr., *James McCann, PE, Pape Dawson Engineering, Applicant, on behalf of Steve McCoy, Owner*

1. Presentation
2. Staff Report
3. Public Hearing
4. Special Exception

VII. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, January 5, 2015 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, January 12, 2015 at 6:00 p.m.
- C. Regular Farmers Market Association Board Meeting, January 13, 2015 at 10:00 a.m.
- D. Regular City Council Meeting, January 13, 2015, at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, January 14, 2014 at 6:30 p.m.
- F. Regular Planning & Zoning Commission Meeting, January 27, 2015 at 7:00 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 on the 12th of Dec, 2014 at 3:00 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.*