



City of Dripping Springs
Planning & Zoning Commission Regular Meeting
Tuesday, January 28, 2020 at 6:30 PM
City Hall Council Chambers
511 Mercer Street - Dripping Springs, TX 78620

I. CALL TO ORDER AND ROLL CALL

Commission Members:

Mim James, Chair

James Martin, Vice Chair

Martin Garza

Christian Bourguignon

Roger Newman

John McIntosh

Evelyn Strong

City Staff/Appointed Officials:

Michelle Fischer, City Administrator

Ginger Faught, Deputy City Administrator

Laura Mueller, City Attorney

Jason Lutz, Planning Director

Amanda Padilla, City Planner II

Chad Gilpin, City Engineer

II. PLEDGE OF ALLEGIANCE

III. PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

IV. BUSINESS

- A. Discuss and consider approval of the December 18, 2019 Planning & Zoning Commission regular meeting minutes.**
- B. Public hearing and consideration of recommendation regarding a Sign Variance Request to Allow an LED Gas Price Sign for Ranch Road 12 Market, located at 180 Springlake Dr., Dripping Springs, Texas.**
Applicant: Jacob Herrin, Executive Signs, on behalf of DBKH, LLC., Owner
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance Request to Allow LED Gas Price Sign
- C. Public Hearing and consideration of recommendation regarding Sign Variance Requests to Allow a Multi-unit Complex Monument Sign to Exceed the Maximum Height Allowed and to Exceed the Maximum Signable Area Allowed for Lone Star Animal Hospital and Stay N Play Pet Ranch, located at 2500 E. Highway 290, Dripping Springs, Texas.**
Applicant: Dr. Amanda Moore, Lone Star Animal Hospital.
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance Request to Exceed the Maximum Height Allowed
 5. Variance Request to Exceed the Maximum Signable Area Allowed
- D. Public hearing and consideration of recommendation regarding Sign Variance Request to Allow an Off Premise Institutional Monument Sign for Bannockburn Baptist Church at the southwest corner of the intersection of Highway 290 and American Way, Dripping Springs, Texas.**
Applicant: Robert McClelland, Bannockburn Baptist Church
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Variance to Allow an Off Premise Institutional Monument Sign
- E. Public hearing and consideration of approval regarding SUB2019-0063: Application for Replat for property located 14101 Canonade Dr., Austin, TX 78737 (Legal Description: Lot B-1 of the Key Ranch At The Polo Club Subdivision, Hays County, TX). The proposed replat would subdivide an existing lot into two lots.**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report
 3. Public Hearing
 4. Replat
- F. Public hearing and consideration of approval regarding SUB2019-0064: Application**

for Replat for property located 19050 W. FM-150, Driftwood, TX 78619 (Legal Description: Part of Lot 8 of the JV Ash, Jr. Subdivision, Hays County, TX). The proposed replat would create a legal lot.

Applicant: Jon Thompson

1. Presentation
2. Staff Report
3. Public Hearing
4. Replat

G. Public hearing and consideration of approval regarding SUB2019-0059: Application for Proposed Preliminary Plat establishing Parten Ranch, Phase 5, being an approximate 46.57 acre tract of land out of the Seaborn J. Whatley Survey A-18 and the Lamar Moore Survey A-323 and a portion of the 531.542 acres recorded in Doc. #2016-16004247 of Hays County, Texas, located approximately 1.5 miles southwest of the intersection of Nutty Brown Rd. and FM-1826. This plat will establish 68 Single-family lots and 4 Drainage/Open Space lots.

Applicant: HM Parten Ranch Development, Inc.

1. Presentation
2. Staff Report
3. Public Hearing
4. Preliminary Plat

V. REPORTS OF STAFF AND AGENCIES

No action to be taken.

A. Planning Projects

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). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

VII. UPCOMING MEETINGS

A. Planning & Zoning Commission Meetings

February 25, 2020 at 6:30 p.m.

March 24, 2020 at 6:30 p.m.

April 28, 2020 at 6:30 p.m.

B. City Council & Board of Adjustment Meetings

February 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

February 18, 2020 at 6:00 p.m.

March 10, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)
March 17, 2020 at 6:00 p.m.

VIII. ADJOURN

IX. TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commission Member for absence from this meeting.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on January 24, 2020 at 12:15 p.m.



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.

