

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, January 24, 2017 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
Deputy City Administrator Ginger Faught
City Secretary Angelica Reyes
Acting Director of Public Works and Development, Kyle Dannhaus
Development Coordinator Lali Rambeau
Planning Consultant Anjali Naini
Legal Counsel Dottie Palumbo

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, November 29, 2016

VI. VARIANCES/SPECIAL EXCEPTIONS

Consideration and Possible Action on:

- A. Variance Request from the Dripping Springs Code of Ordinance, Chapter 28 Section 28.06.059(c) regarding the cash-in-lieu calculation for tree removal for Courtyard by Marriott, located at 1002 Rob Shelton Blvd., *Rashesh B. Rangrej, Owner***
1. Presentation
 2. Staff Report (Lali Rambeau)
 3. Public Hearing
 4. Variance
- B. Request for Special Exception from the City's Zoning Ordinance, Chapter 30, Exhibit A-"Zoning Ordinance," Section 3.6.5(a) to allow the use of a Manufactured House for residential purposes at 201 Creek Road, *James Glosson, Owner***
1. Presentation

2. Staff Report (Laura Mueller)
3. Public Hearing
4. Special Exception

VII. SIGNS

Consideration and Possible Action on:

A. Austin Motor Mile (AMM) Sign Variance Requests, located at 3990 Highway 290 East, Applicant John Caldwell, Owner's Representative

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance Request to allow non-conforming signs to remain
5. Variance Request to allow a projecting sign to exceed the maximum height
6. Variance Request to allow a projecting sign to exceed the total signable area

VIII. ZONING

Consideration and Possible Action on:

A. Ordinance No. 1220.133: An Ordinance of the City of Dripping Springs, Texas, rezoning one tract of land totaling approximately 7.38 acres, located at 505 Old Fitzhugh Road, from Single-Family Residential (SF-1) to General Retail (GR); and providing for the following: findings of fact; enactment; repealer; severability; effective date; authorizing the City Administrator to note the change on the official zoning map of the city; proper notice and meeting, Jay Vickers, Owner, Jon Thompson, Representative

1. Presentation
2. Staff Report (Anjali Naini/Lali Rambeau)
3. Public Hearing
4. Ordinance No.1220.133

B. Ordinance No.1220.134: An Ordinance of the City of Dripping Springs, Texas, amending Chapter 30 (Zoning Ordinance), Exhibit A, Section 2.35 Council Consideration to add procedures for Planning and Zoning Commission Reconsideration of denied application for zoning change; and providing for the following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting.

1. Staff Report (Anjali Naini/Lali Rambeau)
2. Public Hearing
3. Ordinance No.1220.134

IX. SUBDIVISIONS

Consideration and Possible Action on:

A. Concept Plan for Springs at Barton Creek (Proposed 316 Acre Subdivision), located North of Dripping Springs off of RR12, south of Fitzhugh Road (Bonham Tract), Ed Moore-The Moore Group

1. Presentation

2. Staff Report (Lali Rambeau)
3. Approval of Concept Plan

B. Amended and Restated Development Agreement between the City of Dripping Springs and Scenic Land Holdings, LLC for Westwood Subdivision (formerly Scenic Greens) and Revised Concept Plan for Westwood Subdivision (formerly Scenic Greens), approximately 682.534 acres located in the ETJ at the northwest corner of McGregor Lane and US Highway 290, Brett Burke, PE, Scenic Land Holdings, LLC, Applicant

1. Presentation
2. Staff Report (Anjali Naini, Dottie Palumbo)
3. Discussion on Revised Concept Plan-No action to be taken
4. Discussion on Amended and Restated Development Agreement-No action to be taken

C. Preliminary Concept Plan for Driftwood 522 Subdivision, approximately 522 acres located in the ETJ near the intersection of FM 967 and FM 1826 in Driftwood, Mark Rivers, Applicant

1. Presentation
2. Discussion-No action to be taken

D. Preliminary Concept Plan for Vineyards 150 Subdivision, approximately 360 acres located on FM 150, Mark Rivers, Applicant

1. Presentation
2. Discussion-No action to be taken

X. BUSINESS

Consideration and Possible Action On:

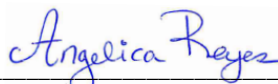
- A. Special Called Planning and Zoning Commission Meeting on February 7th at 7:00 p.m.

XI. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, February 6, 2017 at 5:30 p.m.
- B. SPECIAL Planning and Zoning Commission Meeting, February 7, 2017 at 7:00 p.m.
- C. Regular City Council Meeting, February 15, workshop at 5:30 p.m./Regular Meeting at 7:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, February 28, 2017 at 7 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 20th day of January of 2017.



Angelica Reyes, 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.