

**CITY OF DRIPPING SPRINGS, TEXAS
MINUTES OF THE PLANNING AND ZONING MEETING
March 27, 2018**

A meeting of the Planning and Zoning Commission of the City of Dripping Springs, Texas, was held on Tuesday, March 27, 2018 at 6:30 P.M. at City Hall, 511 Mercer Street, Dripping Springs, Texas.

Present: <u>Commission Members</u>	<u>City Staff/Appointed Officials</u>
Mim James – Chair	Michelle Fischer – City Administrator
James Martin – Vice Chair	Anjali Naini – Planning Consultant
John McIntosh	Chad Gilpin – City Engineer
Kim Hubbard	Megan Will – City Planner
Evelyn Strong	Katie Jordan – Planning Assistant
Erich Oswald	Laura Mueller – City Attorney

I. CALL TO ORDER AND ROLL CALL at 6:30 p.m.

With a quorum of the commission members present, Chairman Mim James called the Regular Meeting to order at 6:31p.m. followed by the pledge of allegiance. It is noted that Commissioner Michael Lavengco was absent for this meeting.

II. Pledge of Allegiance.

III. PRESENTATION OF CITIZENS There were no comments received from the public.

IV. MINUTES

Consideration and Possible Action On:

A. Approval of the Planning and Zoning Commission Regular Meeting minutes of February 27, 2018

James Martin made a motion to approve the minutes. Kim Hubbard seconded the motion. The motion carried unanimously with 5 ayes, 0 nays.

V. BUSINESS

Discussion and Possible Action on Zoning, Conditional Use Permits, Subdivision, Site Development, Signage, Variances, Special Exceptions, Waivers and other matters:

Mim James made a motion to move Item. F as next on the agenda.

F. Conditional Use Permit & SD2018-0003: Site Development Permit for Pig Pen BBQ Food Court, a 0.856 Acre Tract Zoned CS, Located at 1005 W Hwy 290, Dripping Springs, TX 78620, Requesting up to Nine Mobile Food Vendors. Applicant, Jon Thompson

1. Presentation (Jon Thompson) Presented what the new proposal was for the CUP and Site Plan

2. Staff Report (Anjali Naini) Applying for a Conditional Use Permit (CUP) for a mobile food court for up to nine (9) mobile food vendors. Request approval of site development permit. Staff's preference is to postpone action on both the CUP and site development permit until the April 24, 2018 P&Z meeting. Both items need to be considered together since they are interdependent and staff does not recommend that they be considered separately at different meetings.

However, should the Planning & Zoning decide to take action during this meeting, staff recommends approval conditioned upon the following: 1) Site Development Plan: Staff recommends postponement until April 24, 2018 since staff has not received revised plans addressing comments in time for consideration on March 27, and landscaping plan resubmittal is under review. 2) Conditional Use Permit: Staff recommends approval with the conditions laid out in her staff report.

3. Public Hearing No one spoke

* John McIntosh made the motion to vote on the two items separately. Mim James seconded the motion. Motion passed unanimously 6-0, unanimously.

4. Condition Use Permit Jim Martin made a motion to approve the CUP for 7 trailers total, but to be phased to allow 5 trailers now and the additional 2 trailers can be approved on June 13th with satisfactory approval of the site development plan as well as the conditions A –F and H as referenced in Anjali Naini's staff report. Erich Oswald seconded the motion. Motion passed 5-1.

5. Site Development Permit Erich Oswald made a motion to postpone action on the site development plan until the next regularly scheduled P&Z meeting. Jim Martin seconded the motion. The motion passed 6-0, unanimously.

A. Amendment to the Concept Plan attached to the 2014 Development Agreement between the City of Dripping Springs and Development Solutions CAT, LLC and to the 2015 Master Parks and Open Space Plan for the Caliterra Subdivision for the purpose of relocating an Amenity Center. Applicant, Gwendolyn Gates, Carlson, Brigance, & Doering, Inc. for Development Solutions CAT, LP

1. Presentation None

2. Staff Report (Megan Will) Staff report is on file. Staff recommends approval of the amenity center relocation and associated Development Agreement Conceptual Plan and Parkland and Open Space Narrative amendments.

3. Public Hearing No one spoke

4. Development Agreement Amendment and Caliterra Master Parks and Open Space Plan Amendment

Jim Martin Made a motion to approve both items together. John McIntosh seconded the motion. The motion passed 5-0, with 1 abstention.

B. SUB2018-0002: Preliminary Plat for Arrowhead Ranch Ph.2A, 2b & 2C, a 39.53 acre tract located at Arrowhead Ranch Blvd., Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E., Carlson, Brigance & Doering, Inc.

1. Presentation Doug Rummel was present for questions
2. Staff Report (Chad Gilpin) Staff report was on file. Staff recommends approval of the Preliminary Plat contingent on receiving approval from Hays County before the 3/27/18 P&Z meeting.
3. Public Hearing No one spoke
4. Preliminary Plat Jim Martin made a motion to approve per staff's recommendation. Kim Hubbard seconded the motion. The motion passed 6-0, unanimously.

C. SUB2018-0003: Revised Preliminary Plat for Highpointe Ph.1 Section 3, a 95.000 acre tract located in Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E.

1. Presentation Doug Rummel was present for questions
2. Staff Report (Megan Will) Staff report was on file. Staff recommends approval of the revised preliminary plat.
3. Public Hearing Suzanne Robbins, Charlie Cade, Dennis Sampie and Dustin Einhaus spoke in opposition to the changed preliminary plat.
4. Revised Preliminary Plat John McIntosh made a motion to approve the revised preliminary plat per staff's recommendation. Erich Oswald seconded the motion. The motion passed 5-0, Jim Martin abstained from voting because he lives in Highpointe Subdivision.

D. SUB2018-0001: Replat of Belterra Sawyer Ranch Propane Site, Block A, Lot 2 located at the NE Corner of Sawyer Ranch Rd & Belterra Dr. in Dripping Springs, TX 78620. Applicant, Jon Thompson

1. Presentation Jon Thompson was present for questions.
2. Staff Report (Anjali Naini) Staff report was on file. Staff Recommends Approval.
3. Public Hearing No one spoke
4. Replat Jim Martin made a motion to approve the Replat per staff's recommendation. Kim Hubbard seconded the motion. The motion passed 6-0, unanimously.

E. SD2018-0004: Site Development for Ledgestone Senior Living Ph.2, a 15.68 acre tract located at 13152 Four Star Blvd., Austin, TX 78737. Applicant, David Ferrette

1. Presentation David Ferrette present for questions.
2. Staff Report (Chad Gilpin) Staff report was on file. Staff recommends approval of the Site Development Plan
3. Public Hearing Andrew Walter submitted concerns regarding expansion of Ledgestone Senior Living
4. Site Development Plan Jim Martin made a motion to approve the Site Development Plan per staff's recommendation with the conditions that notes on the site plan show that the landscaping will be provided in perpetuity and shielding of lights to prevent light projection into Andrew Walters property. Erich Oswald seconded the motion. The motion passed 6-0, unanimously.

G. Sign Variance Request for the Gold's Gym Temporary Sales Trailer, located at 166 Hargrave, Suite D-100, Austin, TX, 78737, Jana Taylor, Gold's Gym, Applicant

- a. Presentation None
- b. Staff Report (Michelle Fischer) Staff recommends denial of the variance request.
- c. Public Hearing No one spoke
- d. Sign Variance Request Jim Martin made a motion to deny the request per staff's recommendation. John McIntosh seconded the motion. The motion passed 6-0, unanimously.

VI. Adjourn.