

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, April 26, 2016 at 7:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Mim James - Chair

Kim Hubbard

Michael Lavengco

James Martin – Vice Chair

Erik Burgeson

Whit Smith

John McIntosh

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

City Secretary Kerri Craig

City Attorney Alan Bojorquez

Planning Consultant Anjali Naini

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, March 22, 2016

VI. ZONING

Consideration and possible action on:

A. Ordinance No. 1220.123: An Ordinance of the City of Dripping Springs changing the zoning classification of the following property upon completion of annexation: Approximately 213 acres out of BF Hanna League, Abstract No. 222, situated in Hays County, Texas, located at 2751 Highway 290 West, commonly known as Bunker Ranch, approximately 31.25 acres of which will be rezoned from Agriculture (AG) to General Retail (GR), and 182.08 acres of which will be rezoned from Agriculture (AG) to Single-Family Residential Moderate Density (SF-2), *Bunker Ranch LLC, Applicant*

1. Presentation

2. Staff Report (Anjali Naini)

3. Public Hearing

4. Ordinance No. 1220.123 - Zoning Amendment

B. Ordinance No. 1220.122: An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property: 731 Old Fitzhugh Road (A0415 PHILIP

A SMITH SURVEY, ACRES 3.59; R 17913, HaysCAD) and 507 Old Fitzhugh Road (A0415 PHILIP A SMITH SURVEY, ACRES 1; R#17911, HaysCAD) from Local Retail (LR) to Single-Family Residential, Town Center (SF-3), *Rick Hardy, Hardy Realty, Inc., Employees Profit Sharing Plan, Applicant*

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Ordinance No. 1220.122

VII. SUBDIVISIONS

Consideration and possible action on:

- A. Bunker Ranch-Preliminary Plat of 213 acre tract out of BF Hanna League, Abstract No. 222, situated in Hays County, Texas, located at 2751 Highway 290 West. *Brian Estes, PE, Representative of Applicant, Bunker Ranch LLC*
1. Presentation
 2. Staff Report (Rick Coneway)
 3. Parks and Recreation Commission Report
 4. Public Hearing
 5. Cash In Lieu of Parkland Dedication
 6. Preliminary Plat
- B. Replat Lot 13, Block A, Hidden Springs Ranch Subdivision - A replat of a 4.38 acre lot into two lots located in the City of Dripping Springs, Texas fronting Shadywood Lane to the west, Broken Lance Drive to the east, and Old Hwy 290 to the south. *Judy Kemp Amonett, as Trustee of the John Thomas Amonett Trust U/T/A and the Robert Cardwell Amonett Trust U/T/A, Owner*
1. Presentation
 2. Staff Report (Coneway)
 3. Public Hearing
 4. Replat-Hidden Springs Ranch, Lot 13, Block A

VIII. SIGNS

Consideration and possible action on:

- A. Ordinance No.1251.03: An Ordinance Enacting Chapter 26, Appendix "C", Of The Dripping Springs Code Of Ordinances; Establishing Regulations For A Master Sign Plan For A Portion Of The Sawyer Ranch Subdivision; Providing For The Following: Rules; Standards; Procedures; And Findings Of Fact; Codification; Repealer; Severability; Proper Notice And Meeting; Enforcement Including Criminal Penalties Including Criminal Fines Not To Exceed \$500.00 And Civil Fines Of Up To \$100.00, *Sawyer Ranch M.O.B. Partners, LLC, Applicant*
1. Presentation
 2. Sign Administrator's Report (Michelle Fischer)
 3. Public Hearing
 4. Variance Request to Allow Monument Signs for a Multiunit Complex to Exceed the Maximum Height Allowed
 5. Variance Request to Allow Monument Signs for a Multiunit Complex to be Located Off Premises

6. Variance Request to Allow a Projecting Sign to Exceed the Maximum Height Allowed

7. Ordinance No.1251.03

IX. DEVELOPMENT AGREEMENTS

Consideration and possible action on:

A. Carter Ranch Development Agreement – Carter Ranch Subdivision, between the City of Dripping Springs and Development Solutions Carter LLC, approximately 196 acres located near the intersection of Creek Road and Roger Hanks Parkway in Hays County, Texas, approximately 72 acres of which are located in the extraterritorial jurisdiction (ETJ) of the City of Dripping Springs. *Development Solutions Carter LLC, Applicant.*

1. Presentation
2. Staff Report
3. Public Hearing
4. Project Approvals, including Variances, Exceptions, Alternative Standards
5. Carter Ranch Development Agreement-Recommendation

X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, May 2, 2016 at 6:30 p.m.
- B. Regular City Council Meeting, May 10, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, May 23, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, May 24, 2016 at 7:00 p.m.

XI. 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 22nd of April 2016 at 11 o'clock A.M.


Kerri Craig, 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.