

Planning & Zoning Commission

Regular Meeting Minutes May 22, 2018 at 6:30 p.m.

A Regular Meeting of the Planning & Zoning Commission was held Tuesday, May 22, 2018 beginning at 6:30 p.m. in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

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

Commission Members present were:

Mim James - Chair
James Martin – Vice Chair
John McIntosh
Kim Hubbard
Michael Lavengco
Evelyn Strong (arrived at 6:34 p.m.)
Erich Oswald

City Staff/Appointed Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Director of Public Works Kyle Dannhaus
Planning Assistant Katie Jordan
Planning Consultant Anjali Naini
City Engineer Chad Gilpin

With a quorum of the Commission present, Chair James called the meeting to order at 6:34 p.m.

II. PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

III. 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.

No one spoke during Presentation of Citizens.

IV. BUSINESS

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

A. Revised Preliminary Plat for Howard Ranch Sec. 5, located at 23255 FM 150 W, Driftwood, TX 78619. Applicant, Bill Couch, CBD, Inc.

1. Presentation

Brett Pasquarella, P.E. with CBD, Inc. presented the item.

2. Staff Report

Chad Gilpin presented the staff report which is on file. Staff recommends approval of the item, with the condition that the applicant record the Joint Use Access Easement agreement with Hays County.

3. Public Hearing

Walt Smith spoke during the Public Hearing and expressed concerns regarding proposed use and times of operation; and would like to have more communication and education regarding the proposed location.

4. Revised Preliminary Plat

Chair James requested that the applicant continue to meet with residents and the HOA regarding the proposed site development, prior to administrative approval of the site development permit.

A motion was made by Vice Chair Martin to recommend approval of the Revised Preliminary Plat for Howard Ranch Sec. 5, located at 23255 FM 150 W, Driftwood, TX 78619. Commissioner Lavengco seconded the motion which carried unanimously 7 to 0.

B. SD2018-0003: Site Development Permit for Pig Pen BBQ Food Court, a 0.856 Acre Tract Zoned CS-Commercial Services, Located at 1005 W Hwy 290, Dripping Springs, TX 78620. Applicant, Jon Thompson.

1. Presentation

Chris Holtkamp presented the item.

2. Staff Report

Anjali Naini presented the staff report which is on file. Staff recommends approval of the item.

3. Public Hearing

No one spoke during the Public Hearing.

4. *Site Development Plan*

A motion was made by Vice Chair Martin to recommend approval of SD2018-0003: Site Development Permit for Pig Pen BBQ Food Court, a 0.856 Acre Tract Zoned CS-Commercial Services, located at 1005 W Hwy 290, Dripping Springs, TX 78620. Commissioner Oswald seconded the motion with carried unanimously 7 to 0.

C. PDD No.8 - Blue Blazes Ranch: An Ordinance of the City of Dripping Springs, Texas Rezoning a Tract of Land Totaling Approximately 35.018 Acres from AG-Agriculture to Planned Development District No. 8 with Base Zoning District CS-Commercial Services in Development Area 1, and GR-General Retail in Development Areas 2 through 5, and Further Described as Follows: 35.018 acres out of the William Walker Survey No. 130, Abstract 475, being all of Lots A1, A2, and A3 of the Replat of Tract A, Vista Ranch, a Subdivision in Hays County, Texas, Volume 14, Pages 12-13 of the Plat Records of Hays County, Texas. Applicant, Henry Gilmore

1. *Presentation*

Henry Gilmore presented the item.

2. *Staff Report (Anjali Naini)*

Anjali presented the staff report which is on file. Staff recommends approval of the item.

3. *Public Hearing*

No one spoke during the Public Hearing.

4. *PDD No. 8*

Chair James request that the applicant meet with staff regarding plans for “Mount Drippin’.”

A motion was made by Chair James to recommend approval of PDD No.8 - Blue Blazes Ranch: An Ordinance of the City of Dripping Springs, Texas Rezoning a Tract of Land Totaling Approximately 35.018 Acres from AG-Agriculture to Planned Development District No. 8 with Base Zoning District CS-Commercial Services in Development Area 1, and GR-General Retail in Development Areas 2 through 5, and Further Described as Follows: 35.018 acres out of the William Walker Survey No. 130, Abstract 475, being all of Lots A1, A2, and A3 of the Replat of Tract A, Vista Ranch, a Subdivision in Hays County, Texas, Volume 14, Pages 12-13 of the Plat Records of Hays County, Texas. Vice Chair Martin seconded the motion which carried unanimously 7 to 0.

D. Blue Blazes Master Sign Plan: An Ordinance Enacting Chapter 26, Appendix "C" of the Dripping Springs Code of Ordinances; Establishing Regulations for a Master Sign Plan for the Blue Blazes Ranch Development; and Providing for the Following: Rules; Standards; Procedures; and Findings of Fact; Codification; Repealer; Severability; Proper Notice and Meeting; Enforcement Including Criminal Fines Not to Exceed \$500.00 and Civil Fines of up to \$500.00. Applicant, Henry Gilmore

1. *Presentation – presentation regarding this item was given in conjunction with the previous agenda item.*

2. *Staff Report (Anjali Naini)*

Staff report is on file, and staff recommends approval of the item.

3. *Public Hearing*

No one spoke during the Public Hearing.

4. *Master Sign Plan*

A motion was made by Vice Chair Martin to recommend approval of the Blue Blazes Master Sign Plan: An Ordinance Enacting Chapter 26, Appendix "C" of the Dripping Springs Code of Ordinances; Establishing Regulations for a Master Sign Plan for the Blue Blazes Ranch Development; and Providing for the Following: Rules; Standards; Procedures; and Findings of Fact; Codification; Repealer; Severability; Proper Notice and Meeting; Enforcement Including Criminal Fines Not to Exceed \$500.00 and Civil Fines of up to \$500.00. Commissioner Oswald seconded the motion which carried unanimously 7 to 0.

V. 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.

The Commission did not meet in Executive Session.

VI. ANNOUNCEMENTS

A. June 12, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

B. June 19, 2018 - Regular City Council Meeting, 6:00 PM

C. June 26, 2018 - Regular Planning & Zoning Commission Meeting, 6:30 PM

D. July 10, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

VII. ADJOURN

A motion was made by Commissioner Lavengco to adjourn the meeting. Vice Chair Martin seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 7:12 p.m.