

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, May 23, 2017 at 5:30 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL at 5:30 p.m.

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
Code Enforcement Manager Kyle Dannhaus
Development Coordinator Lali Rambeau
Planning Assistant Katie Jordan
Planning Consultant Anjali Naini
City Engineer Rick Coneway
Assistant Attorney Laura Mueller

II. WORKSHOP

No action to be taken during workshop. Staff Reports regarding Consent, Site Developments, Subdivisions, Zoning, On Site Sewage Facilities, Signs, Variances, Waivers, Special Exceptions, Annexations, Alternate Standards, Business, and Other Agenda Items listed below.

A. Planned Development District No. 5 for Heritage Subdivision

1. Overview of prior Planning & Zoning Commission action and minutes.
2. Presentation by Heritage Development Team.
3. Planned Development District No. 5 presentation
4. Annexation and Development Agreement – Presentation by Legal

III. RECESS

IV. RECONVENE AT 6:30 p.m.

V. PLEDGE OF ALLEGIANCE

VI. 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.

VII. MINUTES

Consideration and Possible Action On:

- A. Approval of Regular Meeting Minutes for April 25, 2017
- B. Discussion of recommended language for stating motions and the preparation of proper minutes.

VIII. ZONING

Consideration and Possible Action On:

- A. **Conditional Use Permit Application for a Mobile Food Vendor Court Located at 28911 RR 12, Dripping Springs, TX 78620, Applicant: Jon Thompson on behalf of**

Neil Stokes.

1. Presentation
2. Staff Report(Lali Rambeau)
3. Public Hearing
4. Conditional Use Permit

IX. SUBDIVISIONS

Consideration and possible action on:

A. Replat of North Belterra Commercial, Final Plat of the Resubdivision of North Belterra Commercial Subdivision, Being a Replat of Lots 1-4 of North Belterra Commercial Subdivision, City of Dripping Springs ETJ, as recorded in Document Number 2016040879 of the Plat Records of Hays County, Texas. Applicant: Bradley Lingvai P.E., Big Red Dog.

1. Presentation
2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Replat

X. VARIANCES/WAIVERS/SPECIAL EXCEPTIONS/ALTERNATIVE STANDARDS

Consideration and Possible Action on:

A. Exterior Design Standards for Ridge at Ramsey Ranch, located at US. Highway 290 West at Hays Country Acres Rd, Dripping Springs, TX 78620, Applicant: Gary Payne, Enviroplan Architects & Planners

1. Presentation
2. Architectural Design Consultant Staff Report (Keenan Smith, AIA)
3. Public Hearing
4. Exterior Design Alternative Standard

XI. BUSINESS

Consideration and Possible Action on:

A. First Amendment to the Anthem at Ledge Stone (fka Cypress Creek at Ledge Stone) Development Agreement between the City of Dripping Springs and Stuart Shaw Family Partnership, Ltd., for Anthem at Ledge Stone Apartments amending the Cypress Creek at Ledge Stone Development Agreement entered into about October 4, 2012 between the City of Dripping Springs and Stuart Shaw Family Partnership, Ltd. The affected area is approximately 16.821 acres of land out of the William S. Holton Survey No. 57, Abstract No. 245, in Hays County, Texas. Stuart Shaw, Applicant.

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Variance from Original Cypress Creek at Ledge Stone Development Agreement, Exhibit C: Cuts and Fills in Excess of Six Feet.
5. Variance from the Original Cypress Creek at Ledge Stone Development Agreement, Exhibit C: Minimum Setbacks.
6. Amended and Restated Development Agreement

B. Discuss and provide direction to staff on Planned Development District No. 5 Ordinance, Annexation and Development Agreement

C. Planning & Zoning Commission Member Terms Expiring June 2017

XII. 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).

XIII. ANNOUNCEMENTS

- A. Transportation Committee Meeting, May 29, 2017 at 3:30 p.m. --*Tentatively*
- B. Economic Development Committee, on May 24, 2017 at 4:00 p.m.
- C. Regular Historic Preservation Commission Meeting, June 5, 2017 at 5:30 p.m.
- D. **Special Planning & Zoning Commission Meeting, Tuesday, June 12, 2017 at 6: 30 p.m**
- E. Regular City Council Meeting, June 13, 2017 5:30 p.m. Workshop/ 6:30 p.m. Meeting
- F. Next Regular Planning & Zoning Commission Meeting, June 27, 2017 at 6:00 p.m.

XIV. 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 .



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.