

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, June 26, 2018 at 6:30 PM**  
**City Hall, 511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL at 6:30 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  
City Planner Anjali Naini  
City Engineer Chad Gilpin  
Development Coordinator Molly Mulloy  
City Attorney Laura Mueller

**II. PLEDGE OF ALLEGIANCE**

**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.*

**IV. MINUTES**

*Discussion and Possible Action of:*

**A. Minutes of the May 22, 2018 Regular Planning & Zoning Commission Meeting**

**V. BUSINESS**

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

**A. Tax Increment Reinvestment Zone - Old Fitzhugh Road Concept Plan**

1. Presentation
2. Staff/Consultant Report (Jim McCann)
3. Public Hearing
4. Concept Plan

**B. CUP2018-0003: A Conditional Use Permit for Shaved Ice Cones Mobile Food Vendor, Located at 299 Mercer Street, Dripping Springs, Texas Zoned CS-Commercial Services with Historic Overlay, and Further Described as: Original Town of Dripping Springs, Block 6, Lot 1-2-3, 0.3444 Acre. Applicant, Angie Bigham**

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Conditional Use Permit

**C. SUB2018-0008: A Preliminary Plat for 7 Lots Totaling 14.61 Acres Know as the Shire Subdivision, Section 2, Located at 1111 Hays Country Acres Road in the Extraterritorial Jurisdiction of the City of Dripping Springs, Texas, and further**

**Described as: 14.61 Acres out of 126.7243 out of the Richard Vaughn Survey No. 7, as Conveyed by Deed as Recorded in Document No. 04016647 of the Official Public Records of Hays County, Texas. Applicant, Travis Flake**

1. Presentation
  2. Staff Report - *Staff Requests Postponement*
  3. Public Hearing
  4. Preliminary Plat
- D. SD2018-0013: A Site Development Permit with Variance Requests for Driftwood Ph. 1 Golf Course Located in the Extraterritorial Jurisdiction of Dripping Springs, Texas Approximately One Mile Southeast of the Intersection of RR 1826 and FM 967, and Further Described as: Tract 1-522.25 Acres and Tract 2-0.1793 Acres out of the Frelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas. The Application Includes Variance Requests to Drainage Area Criteria; Water Quality Buffer Zone; and Cuts and Fills. Applicant, Ronee Gilbert, Murfee Engineering**
1. Presentation
  2. Staff Report (Chad Gilpin)
  3. Public Hearing
  4. Variance for Cuts & Fills
  5. Variance for Water Quality Buffer Zone Limit
  6. Variance for Development in Water Quality Buffer Zone
  7. Site Development
- E. ZA2018-0002: An Ordinance of the City of Dripping Springs, Texas Rezoning One Tract of Land at 100 Brookside Street, Dripping Springs, Texas, Further Described as North Forty, Section 2, Block C, Lot 28, from CS-Commercial Services and MH-Manufactured Housing to CS-Commercial Services. Applicant, Roberto Berrios**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Ordinance
- F. CUP2018-0002: Conditional Use Permit for Hill Country Arts, a Proposed Tattoo and Piercing Studio Located at 100 Brookside Street, Dripping Springs, Texas and Zoned CS-Commercial Services and MH-Manufactured Housing and Further Described as: North Forty, Block C, Lot 28 Applicant, Roberto Berrios**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Conditional Use Permit
- G. DA2017-0001: Scott Ranch (aka Big Sky) Development Agreement including Parkland Dedication, Offsite Road & Trail Agreement, and Variances: A Proposed Development Agreement for a Tract of Land Totaling Approximately 200.4 Acres out of the Philip A. Smith League, Survey No. 26, Abstract No. 515, Hays County, Texas, north of the Cannon Tract and Bordered to the West by Founders Memorial Park.**
1. Presentation

2. Staff Report (Laura Mueller)
  3. Public Hearing
  4. Parkland Dedication
  5. Offsite Road & Trail Agreement
  6. Variances
  7. Development Agreement
- H. **SD2018-0015: Site Development Permit for Ledgestone Senior Living Ph. 3, Located at 13152 Four Star Blvd, Austin, TX 78737 and Further Described as: Bush Ranch Phase 3 Section 1, Block A, Lot 2, 15.678 Acres. Applicant, David Ferrette, Staudt Surveying**
1. Presentation
  2. Staff Report (Chad Gilpin)
  3. Public Hearing
  4. Site Development
- I. **SUB2018-0019: A Final Plat for Ledgestone Commercial (aka Bush Ranch), Phase 4, Section 1, a 12.4 Acre Tract located on the North Side of Hwy 290 and South of Rocky Ridge Trail between Ledgestone Dr. and Four Star Blvd. Applicant, Felix Manka**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Subdivision
- J. **SD2018-0023: A Site Development Permit for Ledgestone Commercial, Located on the North Side of Hwy 290 West and South of Rocky Ridge Trail between Ledgestone Dr. and Four Star Blvd., further Described as Lot 1, Block A, Bush Ranch Phase 4, Section 1, and Including a Variance Request from the 6-foot Cut and Fill Limits Granted in the 1st Amendment to the Consent Agreement (Executed September 14, 2010 to the Consent Agreement Executed July 25, 2002) to Allow Cuts up to 13-feet and Fills up to 23-feet Applicant, Felix Manka**
1. Presentation
  2. Staff Report (Chad Gilpin)
  3. Public Hearing
  4. Variance for Cut & Fills
  5. Site Development
- K. **Alternative Design Standard for Oak Creek Dental, located at 711 U.S. Hwy 290 W**
1. Presentation
  2. Staff Report (Keenan Smith)
  3. Public Hearing
  4. Alternative Design Standard
- L. **Sign Variance Request to Allow a Subdivision Entrance Sign for the Cottages at Belterra Village to be located in street right-of-way**
1. Presentation

2. Staff Report
3. Public Hearing
4. Variance Request

**M. Sign Variance Request to Allow an Additional Sign for Texas Regional Bank, located in Planned Development District #2, 333 East Highway 290**

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance

**VI. 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.*

**VII. ANNOUNCEMENTS**

- A. July 10, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting
- B. July 17, 2018 - Regular City Council Meeting, 6:00 PM
- C. **July 24, 2018 - Regular Planning & Zoning Commission Meeting, 6:30 PM**
- D. August 14, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

**VIII. 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](http://www.cityofdrippingsprings.com) on the the 22nd day of June 2018, at 5:00 p.m..*

  
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.*

