

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, July 24, 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

Kim Hubbard

Erich Oswald

James Martin – Vice Chair

Michael Lavengco

John McIntosh

Evelyn Strong

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 June 26, 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. An Ordinance of the City of Dripping Springs Amending Chapter 26, Appendix "C" of the City of Dripping Springs Code of Ordinances; Amending Regulations for a Master Sign Plan for the Belterra Commercial 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 \$500.00

1. Staff Report (Michelle Fischer)
2. Public Hearing
3. Ordinance

B. An Ordinance of the City of Dripping Springs Amending the City of Dripping Springs Code of Ordinances, Chapter 28, Article 28.04 - Site Development; and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting.

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing

4. Ordinance
- 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 (Chad Gilpin)
 3. Public Hearing
 4. Preliminary Plat
- D. **SUB2018-0014 - Parten Ranch Phase 2: A Proposed Preliminary Plat for Parten Ranch Phase 2 Located in the Dripping Springs Extraterritorial Jurisdiction at Kinnikinik Loop and RM 1826 Consisting of 160 Lots, and further Described as: 116.56 Acres of Seaborn J. Whatley A-18 and Lamar Moore A-323. Applicant, Daniel Ryan, P.E.**
1. Presentation
 2. Staff Report (Chad Gilpin)
 3. Public Hearing
 4. Subdivision
- E. **VAR2018-0004_293 Double L Drive: An Application Requesting a Variance to Rear Setback Requirements in the Caliterra Subdivision Development Agreement, Entered into in 2014 between the City of Dripping Springs and Development Solutions CAT, LLC, to Allow for the Construction of a Swimming Pool in the Rear Setback, for a Property Described as: Caliterra Phase 2, Section 7, Block C, Lot 16-0.238 Acres. Applicant, Lauren Shorkey**
1. Presentation
 2. Staff Report (Anjali Naini - *Staff Requests Postponement*)
 3. Public Hearing
 4. Variance
- F. **DA2018-0001-Driftwood 522 Development Agreement: A Proposed Development Agreement for a Tract of Land that is Approximately 522.429 Acres of Land Located in the City's Extraterritorial Jurisdiction Located Southeast of the Intersection of FM 1826 and FM 967, and West of Brangus Road. (Presentation Only; No Action)**
1. Presentation
 2. Staff Report
 3. Public Hearing
- G. **DA2018-0003 - 2nd Amendment to Arrowhead Development Agreement: A Proposed Second Amendment to Arrowhead Ranch Development Agreement for an Area Approximately 374.2 Acres Located in the City Limits Bordering US Hwy 290 W and Tiger Lane, West of Dripping Springs Middle School, and Bordering Creek Road at the Southern Boundary. (Presentation Only; No Action)**
1. Presentation

2. Staff Report
3. Public Hearing

VI. REPORTS OF AGENCIES, COMMISSIONS, AND STAFF (*no action to be taken*)

A. Planning & Development Department Monthly Report - Anjali Naini

VII. 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.

VIII. ANNOUNCEMENTS

- A. August 14, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting
- B. August 21, 2018 - Regular City Council Meeting, 6:00 PM
- C. August 28, 2018 - Regular Planning & Zoning Commission Meeting, 6:30 PM**
- D. September 11, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

IX. 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 the 20th day of July 2018, at 2:15 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.

