

Planning & Zoning Commission

Regular Meeting Minutes August 28, 2018 at 6:30 p.m.

A Regular Meeting of the Planning & Zoning Commission was held Tuesday, August 28, 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
Evelyn Strong
Martin Garza

Commission Member absent was:

Mike Lavengco

City Staff/Appointed Officials present were:

City Administrator Michelle Fischer
City Planner Anjali Naini
City Engineer Chad Gilpin
Development Coordinator Molly Mulloy

With a quorum of the Commission present, Chair James called the meeting to order at 6:30 p.m.

II. PLEDGE OF ALLEGIANCE

Commissioner Strong led the Pledge of Allegiance to the Flag.

III. A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DRIPPING SPRINGS, TEXAS THANKING ERICH OSWALD FOR HIS SERVICE TO THE CITY OF DRIPPING SPRINGS AND THE PLANNING AND ZONING COMMISSION.

Chair James read the Resolution and presented it to Erich Oswald.

A motion was made by Vice Chair Martin to approve a Resolution of the Planning and Zoning Commission of the City of Dripping Springs, Texas thanking Erich Oswald for his service to the City of Dripping Springs and the Planning and Zoning Commission. Commissioner Strong seconded the motion which carried unanimously 6 to 0.

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.

No one spoke during Presentation of Citizens.

V. MINUTES

Discussion and Possible Action of:

A. Minutes of the July 24, 2018 Regular Planning & Zoning Commission Meeting

A motion was made by Vice Chair Martin to approve the Minutes of the July 24, 2018 Regular Planning & Zoning Commission Meeting. Commissioner Hubbard seconded the motion which carried unanimously 6 to 0.

VI. BUSINESS

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

A. Alternative Design Standard for Lot 5 - The Commons, Located at 27760 RR 12, Dripping Springs, Texas 78620. (Applicant, Neel Morton)

1. *Presentation – no presentation was given*

2. *Staff Report*

Keenan Smith presented the staff report which is on file. Staff recommends approval of the items with the following recommendations:

1. Pedestrian Amenities. A minimum of (5) min. elements as required per Ordinance shall be installed & inspected in place prior to Certificate of Occupancy issuance for “Base Building / Core & Shell.” See review details. All elements as proposed would contribute.
2. Sloped Roof Material. The proposed “Zinc Grey” color / finish by Berridge, or an approved equal, meets requirements. Metal Roof installation to be verified by City inspection.
3. Native Stone Masonry. “Approved in Concept” subject to City’s onsite review of construction mockup (4’x4’ min. w/ stone, mortar, trims) prior to bulk order of materials.

3. *Public Hearing*

No one spoke during the Public Hearing.

4. *Alternative Exterior Design*

A motion was made by Vice Chair Martin to approve the Alternative Design Standard for Lot 5 - The Commons, Located at 27760 RR 12, Dripping Springs, Texas 78620, with

staff recommendations. Commissioner Garza seconded the motion which carried unanimously 6 to 0.

B. Alternative Design Standard for Skye Headwaters, Located at US Hwy 290 and Headwaters Blvd, Dripping Springs, Texas. (Applicant, Andrea Freiburger)

1. Presentation

Andrea Freiburger, Founder and Principal with Springs Architects, gave a presentation of the item which is on file.

2. Staff Report

Keenan Smith presented the staff report. Staff recommends approval with the following conditions (**must be submitted, reviewed and approved prior to Building Permit Issuance*)

1. Native Stone Masonry. “Approved in Concept” subject to City’s onsite review and approval of construction mockup prior to bulk order of materials.
2. Roof Materials. “Approved in Concept.” All buildings (Club House, Garages, Golf Cart Canopies, and all Accessory Buildings) shall receive Metal Roofs consistent with the approved Color and Material submittal and Exterior Design Standard requirements.
3. Pedestrian Amenities*. Are not shown. Provide (3) min. elements per “Apartment Building” as required per Ordinance (see review comments). Total of (48) min. elements are required for the project. Show on Permit Set plans with outline specifications; verification required prior to Building Permit Issuance.
4. Trash Receptacle Screen*. “Trash Enclosures” are shown on Site Plan, but no designs are provided. Designs must comply per Ordinance. Show on Permit Set plans, including Elevations and all material call-outs.
5. Garages & Accessory Buildings*. Free standing “Garage & GC” structures are shown on Site Plan (i.e. @ Buildings Type VII) but no designs are provided. Designs must have Metal Roofs, and be consistent in approach, materials, treatments etc. with this Alternative Design Standard. Show these building elements on Permit Set plans, including Elevations and all material call-outs.

3. Public Hearing

No one spoke during the Public Hearing.

4. Alternative Design Standard

A motion was made by Vice Chair Martin to approve the Alternative Design Standard for Skye Headwaters, Located at US Hwy 290 and Headwaters Blvd, Dripping Springs, Texas, with staff recommendations. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

C. VAR2018-0005: 221 Ramirez Lane: An Application Requesting a Variance under the City of Dripping Springs Code of Ordinances, Chapter 24-Manufactured Housing, Mobile Homes, and Recreational Vehicles, Article 24.04, Section 24.04.006 and Section 24.04.007 Manufactured Homes Provisions and a Special Exception to the City Code of Ordinances, Chapter 30, Exhibit A-Zoning Ordinance, Section 3.3.5 to Allow Placement and Residential Use of a Manufactured Home on a Property Zoned SF-1, Single-Family Residential, Low Density. (Applicant, Marie Espinosa)

1. Presentation

Property owner Marie Espinosa gave a presentation of the item which is on file.

2. Staff Report

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

1. Must comply with all applicable provisions under Chapter 24-Building Regulations; particularly Article 24.04-Manufactured Housing, Mobile Homes and Recreational Vehicles.
2. The manufactured house and property will comply with all city ordinances including the Zoning Ordinance and Outdoor Lighting Ordinance.
3. Must follow setback requirements for the SF-1 zoning district.
4. Must obtain proper permitting for a new on-site septic system.
5. Manufactured home may not be rented out, it is intended for owner-occupation only.
6. Must obtain permission from neighbors to utilize their properties to transport the manufactured home to the subject site; and also must obtain permission from appropriate entities to cut any tree branches that need to be removed during transit.

3. Public Hearing

Sheila Cook, Hal Myer and Wes Juliano spoke in support of the Variance.

Laura Salazar and Edward Cruz spoke in support of the Variance but expressed concerns regarding road conditions for installation and removal, and the possible impact on property tax evaluation.

Gabriel Ramirez spoke in opposition to the Variance with concerns on the impact to the road, trees and other properties.

4. Special Exception & Variance to Allow Manufactured Home in SF-1 Zoning District

A motion was made by Commissioner Garza to recommend City Council approval of VAR2018-0005: 221 Ramirez Lane: An Application Requesting a Variance under the City of Dripping Springs Code of Ordinances, Chapter 24-Manufactured Housing, Mobile Homes, and Recreational Vehicles, Article 24.04, Section 24.04.006 and Section

24.04.007 Manufactured Homes Provisions and a Special Exception to the City Code of Ordinances, Chapter 30, Exhibit A-Zoning Ordinance, Section 3.3.5 to Allow Placement and Residential Use of a Manufactured Home on a Property Zoned SF-1, Single-Family Residential, Low Density, with staff recommendations and the following additional conditions:

1. Owner must occupy the manufactured home for two (2) years upon City Council approval.
 2. All conditions must be met within one (1) year of City Council approval.
- Vice Chair Martin seconded the motion which carried unanimously 6 to 0.

D. 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

Brady Baird and property owner Gary Wilcher presented the item.

2. Staff Report

Anjali Naini presented the staff report which is on file. Staff recommends denial of the variance.

3. Public Hearing

George Barnett spoke in support of the item. Mr. Barnett addressed concerns regarding the use of building lines in determining the location of pools and stated that developers are not forthcoming regarding building lines.

4. Variance Request to Allow Construction of Swimming Pool in Rear Building Setback

A motion was made by Vice Chair Martin to recommend City Council denial 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. Chair James seconded the motion which carried unanimously 6 to 0.

E. 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

Daniel Ryan, Vice President of Land Development with Austin LJA Engineering, 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 obtain 1445 approval from Hays County before the September 11th City Council meeting.

3. Public Hearing

No one spoke during the Public Hearing.

4. Subdivision

A motion was made by Vice Chair Martin to recommend City Council approval of 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 with staff recommendations. Commissioner Garza seconded the motion which carried 5 to 1, with Commissioner Strong abstaining.

F. SUB2018-0023: Cobb Ranch: A Preliminary Plat Application for Cobb Ranch Estates, Approximately 19 Acres Located in the Dripping Springs Extraterritorial Jurisdiction at 1840 Reunion Ranch Boulevard, Further Described As: 19.06 Acres out of the Seaborn J. Whatley Survey, Abstract No. 18, Hays County, Texas. (Applicant, Jon Thompson)

1. Presentation – no presentation was given

2. Staff Report

Chad Gilpin presented the staff report. The applicant has requested a postponement of the item until certain items can be properly addressed.

3. Public Hearing

No one spoke during the Public Hearing.

4. Preliminary Plat

A motion was made by Vice Chair Martin to postpone the item. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

G. SUB2018-0022: Caliterra Section 4, Lots 42 & 43 Replat: A Replat of Lot 42 & 43 in Caliterra, Phase One, Section Four Totaling Approximately 1.358 Acres and Located in the Dripping Springs Extraterritorial Jurisdiction at 147 & 173 Waters Edge Cove, Dripping Springs, Texas 78620. (Applicant, Trey Novosad)

1. *Presentation – no presentation was given*

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 obtain 1445 approval from Hays County before the September 11, 2018 City Council meeting.

3. *Public Hearing*

No one spoke during the Public Hearing.

4. *Replat*

A motion was made by Vice Chair Martin to recommend City Council approval of SUB2018-0022: Caliterra Section 4, Lots 42 & 43 Replat: A Replat of Lot 42 & 43 in Caliterra, Phase One, Section Four Totaling Approximately 1.358 Acres and Located in the Dripping Springs Extraterritorial Jurisdiction at 147 & 173 Waters Edge Cove, Dripping Springs, Texas 78620, with staff recommendations. Commissioner Garza seconded the motion which carried unanimously 6 to 0.

H. CUP2018-0004: Shady Greens (235 Sports Park Road): An Application for a Conditional Use Permit for a Property Zoned CS-Commercial Services Requesting Sale of Alcohol for a Proposed Beer & Wine Garden for Shady Greens Miniature Golf Course, Located in the Dripping Springs City Limits at 235 Sports Park Road, and Further Described As: 2.5 Acres in the Magic Greens Subdivision, Lot 1 in Dripping Springs, Texas. (Applicant, James George)

1. *Presentation*

Applicant James George presented the item.

2. *Staff Report*

Anjali Naini presented the staff report which is on file. Staff recommends approval with the following conditions:

1. Must obtain applicable health permits from the City of Dripping Springs.
2. Must obtain a permit from the TABC

3. Owner shall comply with provisions in Article 30.05: Mobile Food Vendors.
4. The following hours of operation shall be observed: a. Thursday: 4:00pm – 10:00pm b. Friday: 4:00pm – 10:00pm c. Saturday: 12:00pm – 10:00pm d. Sunday: 12:00pm – 8:00pm
5. Speakers and amplified sound are permitted to coincide with regular hours of operation, but this may be revoked by the City Administrator if nuisance issues arise.
6. Outdoor lighting shall comply with the City of Dripping Springs' Outdoor Lighting Ordinance (Article 24.06, Chapter 24, Code of Ordinances).
7. Signage shall comply with the City of Dripping Springs' Sign Ordinance (Chapter 26, Code of Ordinances).
8. Sales of alcohol shall comply with the City of Dripping Springs' Alcoholic Beverages regulations (Article 6.04, Chapter 6, Code of Ordinances).
9. Shall abide by all other applicable City regulations, including Zoning and Development Standards.
10. This Conditional Use Permit automatically renews for successive two (2) years periods unless an objection is raised by the City Administrator based on either:
 - (1) A history of poor code compliance; or
 - (2) A revision to the Comprehensive Plan that renders the CUP incompatible
11. The City Administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

3. Public Hearing

No one spoke during the Public Hearing.

4. Conditional Use Permit

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2018-0004: Shady Greens (235 Sports Park Road): An Application for a Conditional Use Permit for a Property Zoned CS-Commercial Services Requesting Sale of Alcohol for a Proposed Beer & Wine Garden for Shady Greens Miniature Golf Course, Located in the Dripping Springs City Limits at 235 Sports Park Road, and Further Described As: 2.5 Acres in the Magic Greens Subdivision, Lot 1 in Dripping Springs, Texas, with staff recommendations. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

I. DA2018-0004: Belterra Commercial Development Agreement 2nd Amendment: A proposed Second Amendment to the Belterra Commercial Development Agreement between the City of Dripping Springs and ERG Belterra, Ltd, Belterra Lot 1B, Ltd, Belterra Lot 1C-1, Ltd, Belterra Lot 1E-1, Ltd, Belterra Lot 1F, Ltd, Belterra Lot 2A, Ltd, Belterra Lot 2C, Ltd, Belterra Lot 2D, Ltd, Belterra Lot 2E, Ltd, Belterra Lot 3F-1, Ltd, Belterra Lot 3J-1, Ltd, Belterra Lot 3C, Ltd, Belterra Lot 3E-1, Ltd, Belterra Lot 3H, Ltd, Belterra Lot 3D, Ltd, and Belterra Hospitality, LLC; Amending the First Amendment to the Belterra Commercial Development Agreement between the City of

Dripping Springs and Crescent Belterra TX, LLC entered into on or around September 13, 2016; and Providing for the Following: Allowing up to 70' in Height for Hotel Use Only on Parcels A and C; Allowing up to 65' for Multi-Family Use Only on Parcels A and C; Allowing Building Construction Materials to be Wood, Metal, or Any Other Material as Allowed by the Current Fire and Building Codes; a Change in Land Use to Allow for up to One (1) Automotive Repair Facility on Parcel C; Length of Building to Exceed 200ft up to 275ft for Parcels A and C; Allowing Accessory Structures to be Located within Building Setbacks; Utilization of a Refuse Valet Service in Lieu of the Zoning Ordinance Requirement for Multi-Family Buildings to be Located within 250ft of a Refuse Facility; and Allowing up to 27 Units per Acre for Multi-Family Use. (Applicant, Daniel Campbell, Endeavor)

1. Presentation

Principal Nelson Crowe, and Development Associate Shane Hesson with Endeavor Real Estate Group gave a presentation on the item which is on file.

2. Staff Report

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

3. Public Hearing

4. Project Approvals, Including Variances, Exceptions, Clarifications, and Alternative Standards

- a. Maximum Building Height for Hotel and Multi-Family Uses
- b. Allowing Length of Buildings to Exceed 200' up to 230'
- c. Allowing Building Construction Materials to be Wood, Metal, or Any Material Allowable under Current Fire and Building Codes
- d. Allowing Accessory Structures to be Located within Building Setbacks and Building Separation Boundaries
- e. Allowing Multi-Family Density of up to 27 Units per Acre
- f. Exempting Requirement for Multi-Family to be Located within 250' of Refuse Facility as Long as Project Utilizes Refuse Valet Service

A motion was made by Vice Chair Martin to recommend City Council approval of items a – f, with the condition that if for any reason valet collection is terminated, the applicant would have to construct additional refuse facilities. Commissioner McIntosh seconded the motion which failed 3 to 3, with Chair James, and Commissioners Strong and Garza opposed.

5. Belterra Commercial Development Agreement Second Amendment

A motion was made by Vice Chair Martin to recommend City Council denial of a Change in Land Use to Allow for up to One (1) Automotive Repair Facility on Parcel C. Chair James seconded the motion which carried unanimously 6 to 0.

A motion was made by Chair James to recommend City Council denial of DA2018-0004: Belterra Commercial Development Agreement 2nd Amendment: A proposed Second Amendment to the Belterra Commercial Development Agreement between the City of Dripping Springs and ERG Belterra, Ltd, Belterra Lot 1B, Ltd, Belterra Lot 1C-1, Ltd, Belterra Lot 1E-1, Ltd, Belterra Lot 1F, Ltd, Belterra Lot 2A, Ltd, Belterra Lot 2C, Ltd, Belterra Lot 2D, Ltd, Belterra Lot 2E, Ltd, Belterra Lot 3F-1, Ltd, Belterra Lot 3J-1, Ltd, Belterra Lot 3C, Ltd, Belterra Lot 3E-1, Ltd, Belterra Lot 3H, Ltd, Belterra Lot 3D, Ltd, and Belterra Hospitality, LLC; Amending the First Amendment to the Belterra Commercial Development Agreement between the City of Dripping Springs and Crescent Belterra TX, LLC entered into on or around September 13, 2016; and Providing for the Following: Allowing up to 70' in Height for Hotel Use Only on Parcels A and C; Allowing up to 65' for Multi-Family Use Only on Parcels A and C; Allowing Building Construction Materials to be Wood, Metal, or Any Other Material as Allowed by the Current Fire and Building Codes; a Change in Land Use to Allow for up to One (1) Automotive Repair Facility on Parcel C; Length of Building to Exceed 200ft up to 275ft for Parcels A and C; Allowing Accessory Structures to be Located within Building Setbacks; Utilization of a Refuse Valet Service in Lieu of the Zoning Ordinance Requirement for Multi-Family Buildings to be Located within 250ft of a Refuse Facility; and Allowing up to 27 Units per Acre for Multi-Family Use. **Commissioner XX** seconded the motion which carried 5 to 1, with Commissioner McIntosh opposed.

J. Reconsideration of 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 (*Sponsor: Mayor Pro Tem Bill Foulds*)

1. Staff Report

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

2. Public Hearing

No one spoke during the Public Hearing.

3. Site Development Ordinance

A motion was made by Commissioner Strong to reconsider and recommend City Council approval of 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. Chair James seconded the motion which carried unanimously 6 to 0.

K. An Ordinance Enacting Appendix G Of The City Of Dripping Springs Code Of Ordinances; Establishing Regulations For A Master Sign Plan For The Headwaters 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

1. Presentation

Kevin Fleming, Senior Project Manager with Freehold Communities, presented the item.

2. Staff Report

Michelle Fischer presented the staff report. Staff recommends approval of the item.

3. Public Hearing

No one spoke during the Public Hearing.

4. Ordinance

A motion was made by Vice Chair Martin to recommend City Council approval of an Ordinance Enacting Appendix G Of The City Of Dripping Springs Code Of Ordinances; Establishing Regulations For A Master Sign Plan For The Headwaters 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. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

L. McDonald's Sign Variance Request to Allow Two Electronic (digital) Menu Boards, Located at 333 E. Highway 290, Dripping Springs, TX 78620, Applicant Tracey Diehl

1. Presentation

Applicant Tracey Diehl gave a presentation on the item which is on file.

2. Staff Report

Michelle Fischer presented the staff report which is on file. Staff recommends approval of the item with the following conditions:

1. Documentation and verification that the menu boards comply with the Outdoor Lighting Ordinance;

2. The electronic digital displays shall be static;
3. The menu boards shall be turned off when the drive through service is closed;
4. The applicant shall maintain the vegetative screening between the menu boards and adjacent properties;
5. The menu boards and their electronic displays shall be turned off when the drive through service is closed;
6. The noncompliant parking lot lighting on the property shall be brought into compliance with the Outdoor Lighting Ordinance;
7. The noncompliant signs on the property shall be brought into compliance with the Sign Ordinance;
8. The menu shall be static;
9. The menus shall be set automatically to adjust brightness based upon daylight;
10. The menus shall not be used to advertise other businesses;
11. The menus shall not have flashy, bright images or colors; and
12. The menus shall not have additional sound or speakers.

3. Public Hearing

No one spoke during the Public Hearing.

4. Variance to Allow Two Electronic Menu Boards

A motion was made by Vice Chair Martin to recommend City Council approval of McDonald's Sign Variance Request to Allow Two Electronic (digital) Menu Boards, Located at 333 E. Highway 290, Dripping Springs, TX 78620, with staff recommendations. Commissioner Garza seconded the motion which carried unanimously 6 to 0.

M. Pioneer Plaza Sign Variance Request to Install a Monument Sign for a Multi-Unit Complex Less than Eight Feet Back from Right Of Way, Located at 101 Hays Street, Applicant Bodie Hudson

1. Presentation – no presentation was given.

2. Staff Report

Michelle Fischer presented the staff report which is on file. Staff recommends approval of the item with the following conditions:

1. The owner shall be responsible for removing, altering, or relocating the sign should it be necessary for future roadway, utility, or pedestrian amenity related repairs, expansion or construction; and
2. No other monument sign for the multi-unit complex shall be allowed.

3. Public Hearing

No one spoke during the Public Hearing.

4. *Variance to Allow a Monument Sign to be Installed Less Than Eight Feet From The Right Of Way*

A motion was made by Vice Chair Martin to recommend City Council approval of Pioneer Plaza Sign Variance Request to Install a Monument Sign for a Multi-Unit Complex Less than Eight Feet Back from Right Of Way, Located at 101 Hays Street, with staff recommendations. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

N. Estates at Sawyer Ranch (Burba Ranch Subdivision) Sign Variance Requests for Subdivision Entrance Monument Signs, Located at 110 Gus Dr., Austin, TX 78737, Applicant Evan Caso, David Weekley Homes

1. *Presentation*

Evan Caso, Land Development Project Manager with David Weekley Homes, presented the item.

2. *Staff Report*

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

3. *Variance to Allow Two Subdivision Entrance Monument Signs*

4. *Variance to Allow a Subdivision Entrance Monument Sign to Exceed the Maximum Signable Area Allowed*

5. *Variance to Allow Subdivision Entrance Monument Signs to Exceed the Maximum Height Allowed*

A motion was made by Vice Chair Martin to recommend approval of the Estates at Sawyer Ranch (Burba Ranch Subdivision) Sign Variance Requests for Subdivision Entrance Monument Signs, Located at 110 Gus Dr., Austin, TX 78737. Commissioner McIntosh seconded the motion which carried unanimously 6 to 0.

O. Springs at Barton Creek - Concept Plan Presentation for The Springs at Barton Creek, a Proposed 316 Acre Single-Family Residential Subdivision Located in the City of Dripping Springs ETJ on RR 12 North of Shelton Ranch Rd and South of Fitzhugh Rd, and Further Described as Follows: 316.88 Acres of Land out of the Anthony G. Davy Survey No. 38, Abstract No. 148 and the Edward W. Brown Survey No. 136, Abstract No. 44 in Hays County, Texas. (Applicant, Jared Jakovich. Presentation only; no action)

Jared Jakovich, President of Jackovich & Perry Capital Partners, gave a presentation of the item which is on file.

No action was taken on this item.

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

A. Planning & Development Department Monthly Report - Anjali Naini

The Planning & Development Department Monthly Report is on file and available for review upon request.

VIII. 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 Planning & Zoning Commission did not meet in Executive Session.

IX. ANNOUNCEMENTS

A. September 11, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

B. September 18, 2018 - Regular City Council Meeting, 6:00 PM

C. September 25, 2018 - Regular Planning & Zoning Commission Meeting, 6:30 PM

D. October 9, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

X. ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Garza seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 10:20 p.m.