

**City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, September 25, 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

Martin Garza

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Planning Director Jason Lutz

City Engineer Chad Gilpin

Planning Assistant Amanda Padilla

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. Discuss and Consider Approval of the August 28, 2018 Regular Planning & Zoning Commission Meeting Minutes**

V. BUSINESS

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

- A. Public Hearing, Discussion and Consideration of Recommendation Regarding PDD No. 10 - Scott Ranch (AKA Big Sky Subdivision): An Ordinance of the City of Dripping Springs Texas Rezoning the property from AG-Agriculture to Planned Development District No. 10, Upon Annexation, For a Tract of Land Totaling Approximately 200.4 Acres and Further Described as Follows: 200.4 Acres of Land out of the Philip A. Smith League, Survey No. 26, Abstract No. 415, Hays County, Texas, Said Tract That Called 200-Acre Tract Described to William R. Scott and Bessie E. Scott, Husband and Wife as Recorded in Volume 171, Page 229 of the Deed Records of Hays County, Texas, commonly known as Scott Ranch or Big Sky.
*Applicant, William R. Scott and Bessie E. Scott***

1. Presentation
2. Staff Report
3. Public Hearing
4. Master Parks and Open Space Plan Documents
5. Planned Development District No. 10 Ordinance
6. Executed Development Agreement

B. Public Hearing, Discussion and Consideration of Recommendation Regarding SUB2018- 033PP Big Sky Subdivision Preliminary Plat For a Tract of Land Totaling Approximately 200.4 Acres and Further Described as Follows: 200.4 Acres of Land out of the Philip A. Smith League, Survey No. 26, Abstract No. 415, Hays County, Texas, Said Tract That Called 200-Acre Tract Described to William R. Scott and Bessie E. Scott, Husband and Wife as Recorded in Volume 171, Page 229 of the Deed Records of Hays County, Texas, commonly known as Scott Ranch or Big Sky.

Applicant, William R. Scott and Bessie E. Scott

1. Presentation
2. Staff Report
3. Public Hearing
4. Preliminary Plat

C. Public Hearing, Discussion and Consideration of Recommendation Regarding 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
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. Preliminary Plat
5. Withdrawal Request

D. Public Hearing, Discussion and Consideration of Approval of an Alternative Design Standard for Osprey Land Development Office Park, located at 209 Creek Road Applicant: Valerie Learman, Osprey Land Development, LLC

1. Presentation
2. Staff Report
3. Public Hearing
4. Alternative Design Standard Documents

E. Public Hearing, Discussion and Consideration of Recommendation regarding SUB2018-0027: Replat, Reunion Ranch Phase II, Section 3, Lots 19 and 20, Block D, and located at 422 and 442 Delayne Drive, Austin Texas 78737

1. Presentation
2. Staff Report
3. Public Hearing

F. Public Hearing, Discussion and Consideration of Recommendation regarding SUB2018-0028 Plat Vacation of Cypress Fork Ranch Lots 1. 2 and 3, totaling 19.050 acres out of the Benjamin F. Hanna League Survey, No. 28, Abstract No. 222, Hays County, TX, and recorded in Volume 8, Page 167-168 of the Hays County Official Public Records Applicant: Jen Paisley, P.E., Doucet & Associates

1. Presentation
2. Staff Report
3. Public Hearing

4. SUB2018-0028:Cypress Fork Plat Vacation & Final Plat Preview

G. Public Hearing, Discussion and Consideration of Recommendation regarding VAR2018-0007:1212 Creek Road, 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 Manufactured Homes Provisions to allow Placement and Residential Use of a Manufactured Home on Property Zoned SF-1, Single-Family Residential, Low Applicant: Chuck Lemmond / Robin Robinson, Hometown Missions

1. Presentation
2. Staff Report
3. Public Hearing
4. Application Documents

H. Public Hearing, Discussion and Consideration of Recommendation regarding an Ordinance of the City of Dripping Springs, Texas Amending the Code of Ordinances, Chapter 28: Subdivisions and Site Development, Article 4: Site Development, Section 11: Approval Process, Modifications and Exhibit A: Subdivision Ordinance, Section 1. General Provisions; amending procedure for pool encroachments.

1. Staff Report
2. Public Hearing
3. Ordinance

I. Public Hearing, Reconsideration, and Action Regarding 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. Reconsideration of Previous Action at August 28, 2018 Regular P&Z Meeting
2. Presentation
3. Staff Report (Jason Lutz)
4. Public Hearing
5. Attachments

J. Public Hearing, Discussion and Consideration of Recommendation regarding an Ordinance of the City of Dripping Springs Code of Ordinances, amending Chapter 30: Zoning, Exhibit A: Zoning Ordinance, Section 2: Procedures and Administration, Subsection C. Board of Adjustment, amending provisions for Board of Adjustment, and adding alternates.

1. Staff Report
2. Public Hearing
3. Ordinance

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

A. Planning & Development Department Monthly Report - Jason Lutz

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. October 9, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting
- B. October 16, 2018 - Regular City Council Meeting, 6:00 PM
- C. October 23, 2018 - Regular Planning & Zoning Commission Meeting, 6:30 PM

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 21st day of September 2018, at 4:30 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.

