

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, October 23, 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 September 25, 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, Consideration, and Recommendation Regarding SUB2018-0028: Final Plat on Creek Road in Dripping Springs, Texas Lots 1-4 Cypress Fork Ranch Subdivision. Applicant, Jen Paisely, P.E.

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. SUB2018-0028: Cypress Fork Ranch Final Plat

B. Public Hearing, Consideration, and Recommendation Regarding SUB2018-0034: Replat of Lot 1B, Lot 1E and 1F, Block A, Resubdivision No. 3 of North Belterra Commercial Subdivision. Applicant, Harrison M. Hudson

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0034 North Belterra Commercial Replat Lot 1B, 1E and 1F, Block A

C. Public Hearing, Consideration, and Recommendation Regarding SUB2018-0035:

Replat of Lot 2C, Block B, Resubdivision No. 3 of North Belterra Commercial Subdivision. Applicant, Harrison M. Hudson

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0035: North Belterra Commercial Replat Lot 2C, Block B

D. Public Hearing, Consideration, and Recommendation Regarding SUB2018-0036: Replat of Lot 3I, Block B, Resubdivision No. 3 of North Belterra Commercial Subdivision. Applicant, Harrison M. Hudson

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0036 North Belterra Commercial Replat Lot 3I, Block B

E. Public Hearing, Consideration, and Recommendation Regarding SUB2018-0040: Preliminary Plat for the Caliterra Subdivision Located at FM 150 and Ranch Road 12 (Legal Description: ABS. 415 Phillip A. Smith Survey 22) for 190 residential lots. Applicant, Bill E. Couch

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0040: Caliterra Subdivision Preliminary Plat

F. Public Hearing, Consideration, and Recommendation Regarding SUB2018-0041: Plat Vacation Located on Belterra Village Way in Dripping Springs, Texas, Belterra Phase 2, Section 5B, Block C, Lot 1. Applicant, Harrison M. Hudson

1. Presentation
2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0041 Belterra Phase 2 Plat Vacation Section 5B, Block C, Lot 1

G. Public Hearing, Consideration, and Recommendations Regarding three variance requests for 505 Old Fitzhugh Road located in the City of Dripping Springs, Texas, Abstract 0415 Philip A Survey, 7.38 Acres, Hays County, TX. The variance requests are: (1) an encroachment into the front and side yard building setback to allow construction on an existing slab; (2) a 25' side yard setback for new construction; and (3) a request for the 80 foot building separation requirement be reduced to no less than the separation requirements found in the current building and fire codes. Applicant, Rafael Varela

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Variance Requests
 - a. Request #1: An encroachment into the front and side yard building setback to allow construction on an existing slab.
 - b. Request #2: A 25' side yard setback for new construction.

- c. Request #3: A request for the 80 foot building separation requirement be reduced to no less than the separation requirements found in the current building and fire codes.

H. Public Hearing, Consideration, and Recommendation Regarding a Proposed Amended and Restated Development Agreement between the City of Dripping Springs, Texas and TF Arrowhead LP (aka Arrowhead Ranch). Applicant, Adib Khoury

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Amended and Restated Development Agreement
5. Parks Master Plan
6. WWTP Agreement

I. Public Hearing, Reconsideration, and Consideration of Recommendation 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 Lot1C-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
2. Staff Report (Jason Lutz)
3. Public Hearing
4. DA2018-0004: Belterra Commercial Development Agreement Amendment No. 2
 - a. Allow up to 70' height for Hotel site
 - b. Allow up to 65' height for Multi-family site
 - c. Allow alternate construction materials as allowed by building & fire codes
 - d. Allow 1 Auto Repair Facility
 - e. Allow the multi-family structures to be greater than 200' in length (up to 275')
 - f. Allow accessory structures to be located in building setback lines
 - g. Allow refuse valet service in lieu of requirement for multi-family structures to be

within 250' of refuse facility

h. Allow 27 units per acre in density

J. Public Hearing, Consideration, and Recommendation Regarding a Conditional Use Permit Application for Use of a Mobile Food Trailer as a Commercial Kitchen that will Compliment the Use of the Historic Roberts House as a Restaurant at 310 Old Fitzhugh Road. Applicant, Jon Thompson, J Thompson Professional Consulting, LLC

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. CUP2018-0005: Allow a Mobile Food Trailer as a Commercial Kitchen

K. Public Hearing, Consideration, and Recommendation Regarding Springs Provisions Sign Variance Request to Allow Two Projecting Signs to Have Less than 6 inches of Space Between the Rows of Lettering for Signs to be Located at 300 A Mercer Street, Dripping Springs, TX 78620. Applicant Jon Thompson

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance to Allow Two Projecting Signs to Have Less than 6 inches of Space Between the Rows of Lettering

L. Public Hearing, Consideration, and Recommendation Regarding Dunkin' Donuts Sign Variance Request to Allow a Menu Board at 166 Hargraves Dr., Austin, TX 78737. Applicant Lisa Sherwood, Dunkin' Donuts

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance to Allow a Menu Board

M. Public Hearing, Consideration, and Recommendation Regarding Jeff Coffman Realty Sign Variance Request to Allow a Monument Sign to Exceed the Maximum Height and Signable Area Allowed for a Sign to be Located at 27401 Ranch Road 12, Dripping Springs, TX. Applicant Jon Thompson

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Variance to Allow a Monument Sign to Exceed the Maximum Signable Area Allowed
5. Variance to Allow a Monument Sign to Exceed the Maximum Height Allowed

N. Public Hearing, Consideration, and Recommendation Regarding Cottages at Belterra Village Sign Variance Request to Allow a Subdivision Entrance Sign to be Located in the Right-of Way at the intersection of Belterra Village Way and Bright Valley Way, Lot 1, Block B, The Cottages at Belterra Village Phase II. Applicant Austin Evetts

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

- 4. Variance to Allow a Subdivision Entrance Sign to be Located in the Right-of-Way
- O. **Discuss An Ordinance Replacing Chapter 26 of the Dripping Springs Code of Ordinances; Amending Allowed Signs, Policies, and Procedures for Signs in the City Limits and Extraterritorial Jurisdiction.**
 - 1. Staff Report (Laura Mueller)
 - 2. Public Hearing
 - 3. Discussion (*no action to be taken*)
- P. **Discussion, and Consideration of Approval regarding the 2019 Planning & Zoning Commission Meeting Calendar to include rescheduling of certain meetings falling on City Holidays**
 - 1. Staff Report (Jason Lutz)
 - 2. Planning & Zoning Commission Meeting Calendar

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. November 13, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting
- B. November 20, 2018 - Regular City Council Meeting, 6:00 PM
- C. November 27, 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 19th day of October 2018, at 3:45 p.m..

Andrea Cunningham
 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.

