



**City of Dripping Springs
Planning & Zoning Commission Regular Meeting
Monday, December 17, 2018 at 6:30 PM
City Hall Council Chambers
511 Mercer Street - Dripping Springs, TX 78620**

I. CALL TO ORDER AND ROLL CALL

Commission Members:

Mim James, Chair

James Martin, Vice Chair

Martin Garza

Kim Hubbard

Michael Lavengco

John McIntosh

Evelyn Strong

City Staff/Appointed Officials:

Michelle Fischer, City Administrator

Ginger Faught, Deputy City Administrator

Jason Lutz, Planning Director

Amanda Padilla, City Planner II

Chad Gilpin, City Engineer

Laura Mueller, City Attorney

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

- A. Discuss and consider action regarding the Planning & Zoning Commission Regular Meeting Minutes of November 27, 2018.**

V. BUSINESS

- A. Discuss and consider recommended action regarding SUB2018-0028, a proposed Final Plat, with a requested variance from Article 28.02 Subdivision Ordinance, Sec. 14 Lots, Sub. Sec. 14.2 Frontage, to allow multiple lots to utilize a shared access**

easement and not require the construction of an improved public or private street, on Creek Road in Dripping Springs, Texas (Legal Description: Lots 1-4 Cypress Fork Rach Subdivision, totaling 19.050 acres out of the Benjamin F. Hanna League Survey, No. 28, Abstract No. 222, Hays County, TX). Applicant Jen Paisley

Applicant has requested to table the item, until further notice.

1. Presentation
 2. Staff Report (Jason Lutz)
 3. Public Hearing
 4. Variance Request to allow multiple lots to utilize a shared access easement and not require the construction of an improved public or private street
 4. SUB2018-0028 Final Plat
- B. Discuss and consider recommended action regarding a request for an extension of the previously approved construction plans (Esperanza Subdivision) for approximately 107.8 acres, out of the B.F. Hanna Survey No. 28, Abstract No. 222 in Hays County, Texas, located at 4900 Bell Springs Road. Applicant,**
1. Presentation
 2. Staff Report
 3. Extension of Construction Plans
- C. Discuss and consider recommended action regarding SUB2018-0023, a preliminary plat application establishing a 5 lot subdivision, including a variance request for required water quality buffer zones (WQBZ) for the Cobb Ranch Estates Subdivision, approximately 19 acres located at 1840 Reunion Ranch Blvd (Legal Description: 1906 acres out of the Seaborn J. Whatley Survey). Applicant, Jon Thompson**
1. Presentation
 2. Staff Report (Chad Gilpin)
 3. Public Hearing
 4. Variance Request for required water quality buffer zones
 5. SUB2018-0023 Preliminary Plat
- D. Discuss and consider recommended action regarding SUB2018-0046, a replat to combine lots 13A and 14A into a newly created lot 13B, located at 1347 Trebled Waters Trail, Dripping Springs, Texas (Legal Description: Howard Ranch Subdivision, Sec. 2, Lots 13A and 14A, totaling 10.7344 acres, Hays County, TX). Applicant Jon Thompson**
1. Presentation
 2. Staff Report (Chad Gilpin)
 3. Public Hearing
 4. SUB2018-0046 Replat
- E. Discuss and consider recommended action regarding SUB2018-0059, a revised preliminary plat for Headwaters Commercial Phase 1B, Hays CAD R151518 (Legal Description: A0475 - William Walker Jr Survey, ACRES 39.712). Applicant Brian Roby**
1. Presentation

2. Staff Report (Chad Gilpin)
3. Public Hearing
4. SUB2018-0059 Revised Preliminary Plat

- F. Discuss and consider recommend action regarding DA2018-0001 (Driftwood 522), a proposed Development Agreement for approximately 522.636 acres of land located in the City's extraterritorial jurisdiction (ETJ) located southeast of the intersection of FM 1826 and FM 967, and west of Brangus Road (legal description: Tract 1-522.25 Acres and Tract 2-0.1793 Acre out of the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas). Applicant Don Bosse**

The proposed development will consist of residential areas, parkland and open space. The proposed Development Agreement includes several provisions, including but not limited to the following: provision of housing; provision of utilities; parkland dedication; environmental protection standards; density and impervious cover limitations and standards; hilltop preservation; outdoor lighting; and architectural standards. The proposed project includes, but is not limited to the following proposed variances/alternative standards: water quality performance standards and development; minimum lot sizes; sidewalks; maximum cuts and fills; residential block lengths and cul-de-sac lengths; maximum impervious cover; minimum lot frontage; and street cross-sections in regards to fire access.

1. Presentation
2. Staff Report (Jason Lutz)
3. Public Hearing
4. Variance/Alternative Standards Requests
5. DA2018-0001 Development Agreement

- G. Discuss and consider recommended action regarding 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 the Extraterritorial Jurisdiction.**
1. Staff Report (Laura Mueller)
 2. Public Hearing
 3. Chapter 26 Ordinance

VI. REPORTS OF STAFF AND AGENCIES

No action to be taken.

A. Planning Department Projects List

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. UPCOMING MEETINGS

- A. Planning & Zoning Commission:
January 22, 2018 - 6:30 p.m. Regular Meeting
February 18, 2018 - 6:30 p.m. Regular Meeting

- B. City Council & Board of Adjustment:
December 18, 2018 - 6:00 p.m. Regular Meeting CANCELLED
January 8, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting
January 15, 2019 - 6:00 p.m. Regular Meeting
February 12, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting

IX. ADJOURN

TEXAS OPEN MEETINGS PUBLIC NOTIFICATION

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingpsrings.com, on December 14, 2018, at 4:45 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.

