



Planning & Zoning Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, January 23, 2024, at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Commission Members

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Andrea Cunningham

IT Director Jason Weinstock

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public who wishes to address the Commission regarding items on the posted agenda may do so at Presentation of Citizens. For items posted with a Public Hearing, the Commission requests that members of the public hold their comments until the item is presented for consideration. Members of the public wishing to address matters not listed on the posted agenda may do so at Presentation of Citizens. Speakers are allotted two (2) minutes each and may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. Speakers are encouraged to sign in to speak, but it is not required. By law no action shall be taken during Presentation of Citizens.

BUSINESS AGENDA

- 1. Public hearing and recommendation regarding an Application for an Alternative Exterior Design to allow a building height in excess of 40 feet for the St.**

Martin de Porres Catholic Church located at 230 Post Oak Drive. Applicant: Daniel Pesek

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Recommendation

2. Public hearing and recommendation regarding VAR2023-0007: an application for a variance to section 3.14.3 of the zoning ordinance to allow a building height in excess of 40 feet the St. Martin de Porres Catholic Church located at 230 Post Oak Drive. Applicant: Daniel Pesek

- a. Applicant Presentation
- b. Staff Report
- c. Public Hearing
- d. Recommendation

3. Discuss and consider approval of the November 28, 2023, Planning & Zoning Commission regular meeting minutes.

CLOSED SESSION

The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

February 27, 2024, at 6:00 p.m.

March 26, 2024, at 6:00 p.m.

April 23, 2024, at 6:00 p.m.

City Council & Board of Adjustment Meetings

February 6, 2024, at 6:00 p.m. (CC & BOA)

February 20, 2024, at 6:00 p.m. (CC)

March 5, 2024, at 6:00 p.m. (CC & BOA)

March 26, 2024, at 6:00 p.m. (CC)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on **January 19, 2024, at 1:45 p.m.***

Cathy Gieselman, Deputy City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

St Martin de Porres
 EDR2023-001
 Schematic Design Package (11/16/23- BRW Architects)

Alternative Exterior Design Standard (AED) under Sec. 24.03.007
 City Architect Review Worksheet

Considerations & Findings for Approval:

Design Challenges:	AED Proposal:	Offsetting Design Features:
1) Porches: Extending less than 50% of the primary Elevation (Sec. 24.03.052 (7)) 2) Building Height: Exceeding heights allowed by applicable zoning. (Sec. 24.03.052 (8))	Reinterpret extent of primary elevation width to be measured from outside edges of Entry Towers. OK. See numerous Offsetting Design Features which are found, as a whole, to meet or exceed the Standards. OK.	1) Building Massing & Articulation / Building Forms: Design is a highly articulated building form and massing scheme on all sides. Secs. 24.03.051 / 23.03.052 (1, 2) 2) Preference for Native Stone Masonry: Stone Building Entry Elements @ 40% of Primary Elevation. Stone Building Base Elements @ 100% perimeter. Stone details are deployed on all sides- Secs. 24.03.053 (c.2, 3) 3) Preference for Metal Roofs: Standing Seam Metal Roofs are deployed at most prominent and highly visible portions: dome, bell towers, pedestrian walkways. Secs. 24.03.053 (c.4) 4) Pedestrian Amenities: Entry Plaza & extensive Pedestrian Walkways help break-down building scale, enhance its welcoming qualities, create inviting pedestrian oriented spaces, and contribute to overall quality feel, civic qualities, and a sense of place. Sec. 24.03.052 (5)

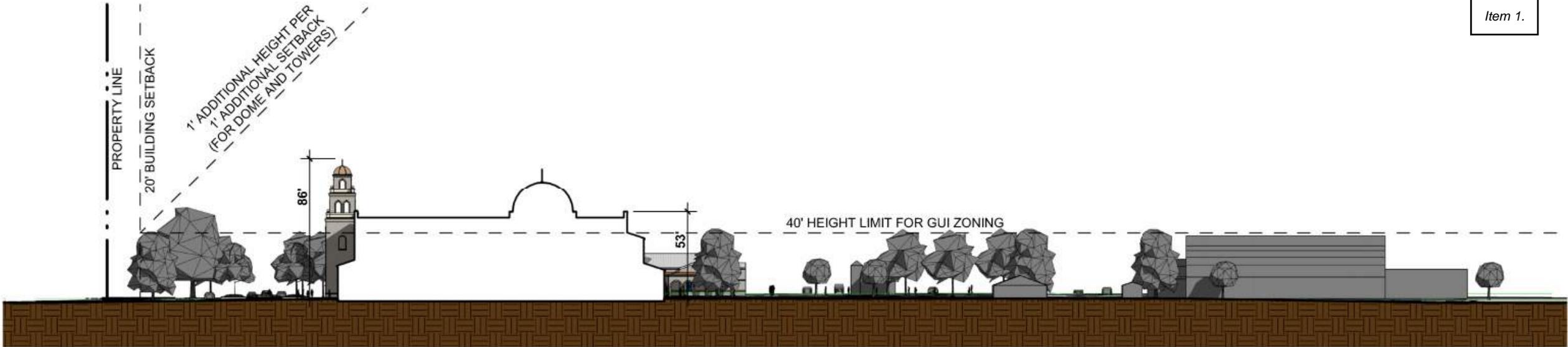
St Martin de Porres
 EDR2023-001

Schematic Design Package (11/16/23- BRW Architects)

Alternative Exterior Design Standard (AED) under Sec. 24.03.007
Review Worksheet

City Architect Recommendations and Proposed Conditions of Approval: (Sec. 24.03.007 (c))

- 1) Recommend "Approval in Concept" of the AED with all proposed design features as submitted.
- 2) Building Permit submittal shall be reviewed for overall consistency with the approved AED design prior to issuance Building Permits.
- 3) Pedestrian Amenities (Entry Plaza, Pedestrian Walkways) shall be substantially constructed concurrent with the proposed new church.





PARKING SUMMARY

REQUIRED SPACES: 1 SPACE PER 3 SEATS
 1000 SEATS / 3 = 334 SPACES

EXISTING SPACES: 251
 NEW SPACES: 134
TOTAL SPACES: 385

REQUIRED HC SPACES: FOR 301 TO 400
 TOTAL SPACES, 8 ACCESSIBLE SPACES
 REQUIRED

1 CONCEPTUAL SITE PLAN
 1" = 50'-0"
 0' 50' 100'

11/14/2023

ST. MARTIN DE PORRES | NEW CHURCH



INTERIM REVIEW DOCUMENTS
 NOT FOR REGULATORY
 APPROVAL
 PERMITTING OR
 CONSTRUCTION
 RAY HOLLIDAY
 TX REG. NO. 18834



DRIPPING SPRINGS
Texas

Item 1.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Catholic Diocese of Austin

STREET ADDRESS 6225 US Highway 290 E

CITY Austin STATE Texas ZIP CODE 78723

PHONE 512-858-5667 EMAIL frjustin@stmartindp.org

APPLICANT NAME Daniel Pesek

COMPANY Brown Reynolds Watford Architects, Inc.

STREET ADDRESS 175 Century Square Drive, Suite 350

CITY College Station STATE Texas ZIP CODE 77840

PHONE 979-694-1791 EMAIL dpesek@brwarch.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

Please Note: If possible, we prefer to process this request purely as an Alternative Exterior Design Standard per 24.03.052 (8). However, if a variance is required due to the height restriction, please initiate that process and invoice for the appropriate fee.

PROPERTY INFORMATION

PROJECT NAME	St. Martin de Porres New Church
PROPERTY ADDRESS	230 Post Oak Drive, Dripping Springs, Texas, 78620
CURRENT LEGAL DESCRIPTION	Lots 1 & 2 of St. Martin's Subdivision, Volume 5, Pages 127-128, P.R.H.C.T.
TAX ID#	74-2243245
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

Section 24.03.007, Alternative Exterior Design Standards

Rather than strict compliance with Exterior Design and Architectural Standards, we request compliance via an Alternative Exterior Design Standard. Two specific areas of non-compliance are noted below.

Section 24.03.052, Paragraph (7) Porches

Exterior Design and Architectural Standards require a porch extending across 50% minimum of the primary elevation. Our proposed design has a porch extending across only 40% of the primary elevation.

Section 24.03.052, Paragraph (8) Building Heights & Chapter 30, Exhibit A, Section 3.14.3 (a)

Exterior Design and Architectural Standards require compliance with Zoning Ordinance with regard to building height. Main building is limited to 40 feet, and our proposed design is approximately 53 feet to the top of parapet of the main roof.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

After several meetings with the City Architect and other City Officials, we were encouraged to submit our design as an Alternative Exterior Design Standard. This is because our conceptual design did not seem to fit neatly with the type of building envisioned in the Design Standards, but is nevertheless a significant monumental building that will be a great benefit to both the parish community and the City of Dripping Springs.

Front Porch: Based on historical precedent and desires of the parish, our design features towers on either side of the entrance, which lend themselves to a solid and massive appearance. The careful balance of proportion on the primary elevation results in the porch covering less than 50% when including the bump-outs that are set back approximately 18 feet from the towers. When measured from the edges of the towers, which is the more natural pedestrian viewing of the primary elevation, the porch covers 50%.

Building Height: Based on the needs of this growing parish, a minimum seat count of 1,000 is needed for the new church. That seat count requires a certain size footprint to fit within. When that size footprint is coupled with a maximum height of 40 feet and a pitched roof (as required by 24.03.052 (3)), the result is a poorly proportioned and squatty building. The interior ceiling of such a building would feel low and overbearing, rather than lifting the eyes to the heavens, as this type of space should. The Zoning Ordinance already includes exceptions for "church steeples, domes and spires", allowing them to exceed the maximum height one additional foot per foot of additional setback from the property line. As shown in the site sections in the attached presentation, our towers and dome are well below the allowable limit for this exception, and even where they are at right now makes the height of the main roof seem insignificant in comparison.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

Design standards require a highly articulated building form and massing scheme. Our design is exceptional in this regard with numerous bumpouts and offsets, geometries with high visual interest, and several stone detail elements, all in a well proportioned and hierarchical composition.

Design standards require a 2:12 minimum roof slope for pitched roofs, we have a 4:12 slope.

Design standards limit primary colors to no more than 10% of the area of any building elevation. Our design features all neutral hues and subdued earthy tones with no primary colors.

Design standards encourage landmark architectural features and distinctive vertical design elements. Our design features two towers and a dome.

Design standards state a preference for narrow windows rather than picture windows. Our design includes only square, circular, or vertically oriented windows - no horizontally oriented windows.

Design standards state a preference for native stone masonry, specifically 75% stone/glass on primary facade and 4' wainscot around the entire building. Our design features approximately 40% stone/glass on the primary facade, a 4' wainscot around the entire building, and numerous stone detail elements (window sills and trim, copings, etc.) on all sides of the building. The remainder of the exterior wall material is a cream/buff colored brick intended to approximate the color of the stone. While other less expensive materials with shorter life-spans are allowed, such as EIFS, metal wall panel, and wood, none of those are being used, and this is a full masonry building. While the overall quantity of brick may be greater than that of stone, the brick is used as a backdrop, while stone is used at the pedestrian level and at prominent locations and details that draw the eye.

Design standards state a preference for standing seam metal roofs. Our design features standing seam metal roofing at the most prominent and highly visible portions of the roof, the dome and bell towers, as well as on the pedestrian walkways. The remainder of the roof is concrete barrel tile in a brown color similar to the medium bronze metal roofing for a cohesive composition. The roofing scheme is intended to set the tone for future development of the church campus.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Daniel Pesek is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. 5, Pg. 127-128.)

Rev. Justin Nguyen

Name

Pastor

Title

STATE OF TEXAS §

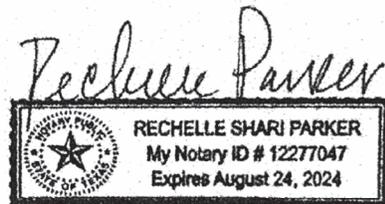
§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 13 day of November

20123 by Rechelle Parker

Notary Public, State of Texas



My Commission Expires: August 24, 2024

Daniel Pesek

Name of Applicant

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


 Applicant Signature

11/16/2023
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/> n/a	Application Fee (refer to Fee Schedule) send invoice to billing contact
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/> n/a	Cut/Fill Data Sheet (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input type="checkbox"/> n/a	Public Notice Sign - \$25 send invoice to billing contact if applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/> n/a	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: St. Martin de Porres New Church

Project Address: 230 Post Oak Drive, Dripping Springs, Texas, 78620

Project Applicant Name: Daniel Pesek

Billing Contact Information

Name: Daniel Pesek

Mailing Address: 175 Century Square Drive, Suite 350

College Station, Texas 77845

Email: dpesek@brwarch.com Phone Number: 979-694-1791

Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


 Signature of Applicant

11/16/2023
 Date



$$\frac{39'}{77'}$$

=50%







Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting: January 23, 2024
Project No: VAR2023-0007
Project Planner: Warlan Rivera, Planner I

Item Details

Project Name: St. Martin de Porres New Church Height Variance
Property Location: 230 Post Oak Drive
Legal Descriptions: ST MARTINS SUBD LOT 1 17.88 AC EXEMPT 1-1-96, ST MARTINS SUBD LOT 2 6.22 AC, OAK SPRINGS LOT 2 2.00 AC GEO#90403166, and OAK SPRINGS LOT 1 2.00 AC GEO#90403165
Applicant: Daniel Pesek
Property Owner: Catholic Diocese of Austin
Request: To exceed the height limit of 40 feet per GUI zoning district.
 Approval of the variance with the following conditions:
Staff Recommendation:

1. The property shall be annexed into the City Limits; and
2. The property shall be combined into a platted single lot.



VAR2023-0007
 St. Martin de Porres
 Height Variance

Legend

- Roads
- Subject Property
- Parcels



Overview

St. Martin de Porres is planning to expand its campus by building a new church. The proposed structure is reminiscent of Spanish-style Catholic missionaries.

The Church's current plan draws upon its religious background to create a cathedral-like style and therefore exceeds the height limit of 40 feet with its dome and steeples.

The applicant is requesting a variance to Chapter 30, Exhibit A Section 3.14.3.(a) to bypass the 40-foot height restriction in the GUI zoning district.

Below are the applicable code sections related to this variance request:

Zoning: 3.14.3.(a) GUI Height Regulations:

Maximum two and one-half stories, or 40 feet, whichever is less, for the main building or house.

Zoning: 5.29.2. Special Height Regulations:

Water standpipes and tanks, church steeples, domes and spires, school buildings, windmills, barns, and institutional buildings may be erected to exceed the height limit, as specified in the particular zoning district, provided that one additional foot shall be added to the width and depth of front, side, and rear yards for each foot that such structures exceed the district height limit.

Architectural: 24.03.052.8. Building Heights:

Building heights shall be as allowed by applicable zoning. Landmark architectural features or distinctive vertical design elements are encouraged, shall not exceed allowable building heights (except as part of an approved variance or alternative design standard) and are limited in their footprint area to a maximum of 25 percent of the total gross building footprint.

Property History

In 2018, St. Martin de Porres expanded its campus with the construction of the St. Dymphna Center creating a 3rd building on site. While most of the property was annexed into the City Limits, there is still a portion of the interior property which is outside the City Limits.

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	Neither disapproval of the variance would not deprive the church of reasonable use of the property since the sanctuary can be expanded without the need for a height variance.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and by preserving the natural features and topography of the land; and	The design associated with this variance request vastly exceeds City architectural requirements. These requirements help preserve the aesthetics and overall enjoyment of the property.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	Granting the variance will not be detrimental to public health, safety, and welfare, or injurious to other nearby properties.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	Zoning code section 5.29.2 allows for church steeples and domes to exceed the height limit if the setbacks are increased per additional foot over the limit. Based on the applicant’s provided plans this condition is fulfilled. Thus, the variance will not constitute a departure from this chapter.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	The church could construct a new sanctuary without the need for a height variance.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ul style="list-style-type: none"> a. the public health, safety and welfare may be secured; and b. that substantial justice may be done. 	The variance request will be in harmony with the spirit, general purpose, and intent of this chapter, public health, safety, and welfare will be secured.

Summary and Recommendation

Based on the above findings, although this is a self-imposed issue, the uniqueness of the project, the significance it brings to the community, while meeting the intent of the code, staff recommends approval of the variance with the conditions that the church properly annexes into the city limits and to plat the properties into one lot.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Variance request.

Meetings Schedule

January 23, 2024 Planning & Zoning Commission

February 6, 2024 Board of Adjustments

Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Material

Attachment 3 – Site Plan

Attachment 4 – Setback Offset per Additional Foot

Attachment 5 – Renderings

Recommended Action	Recommend approval of the variance with the following conditions; 1. The property shall be annexed into the City Limits; and 2. The property shall be combined into a platted single lot.
Alternatives/Options	Denial of the variance.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



DRIPPING SPRINGS
Texas

City of Dripping Springs

Item 2.

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Catholic Diocese of Austin

STREET ADDRESS 6225 US Highway 290 E

CITY Austin STATE Texas ZIP CODE 78723

PHONE 512-858-5667 EMAIL frjustin@stmartindp.org

APPLICANT NAME Daniel Pesek

COMPANY Brown Reynolds Watford Architects, Inc.

STREET ADDRESS 175 Century Square Drive, Suite 350

CITY College Station STATE Texas ZIP CODE 77840

PHONE 979-694-1791 EMAIL dpesek@brwarch.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

Please Note: If possible, we prefer to process this request purely as an Alternative Exterior Design Standard per 24.03.052 (8). However, if a variance is required due to the height restriction, please initiate that process and invoice for the appropriate fee.

PROPERTY INFORMATION	
PROJECT NAME	St. Martin de Porres New Church
PROPERTY ADDRESS	230 Post Oak Drive, Dripping Springs, Texas, 78620
CURRENT LEGAL DESCRIPTION	Lots 1 & 2 of St. Martin's Subdivision, Volume 5, Pages 127-128, P.R.H.C.T.
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LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:
Section 24.03.007, Alternative Exterior Design Standards
 Rather than strict compliance with Exterior Design and Architectural Standards, we request compliance via an Alternative Exterior Design Standard. Two specific areas of non-compliance are noted below.

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 Exterior Design and Architectural Standards require a porch extending across 50% minimum of the primary elevation. Our proposed design has a porch extending across only 40% of the primary elevation.

Section 24.03.052, Paragraph (8) Building Heights & Chapter 30, Exhibit A, Section 3.14.3 (a)
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 After several meetings with the City Architect and other City Officials, we were encouraged to submit our design as an Alternative Exterior Design Standard. This is because our conceptual design did not seem to fit neatly with the type of building envisioned in the Design Standards, but is nevertheless a significant monumental building that will be a great benefit to both the parish community and the City of Dripping Springs.

Front Porch: Based on historical precedent and desires of the parish, our design features towers on either side of the entrance, which lend themselves to a solid and massive appearance. The careful balance of proportion on the primary elevation results in the porch covering less than 50% when including the bump-outs that are set back approximately 18 feet from the towers. When measured from the edges of the towers, which is the more natural pedestrian viewing of the primary elevation, the porch covers 50%.

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- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

Design standards require a highly articulated building form and massing scheme. Our design is exceptional in this regard with numerous bumpouts and offsets, geometries with high visual interest, and several stone detail elements, all in a well proportioned and hierarchical composition.

Design standards require a 2:12 minimum roof slope for pitched roofs, we have a 4:12 slope.

Design standards limit primary colors to no more than 10% of the area of any building elevation. Our design features all neutral hues and subdued earthy tones with no primary colors.

Design standards encourage landmark architectural features and distinctive vertical design elements. Our design features two towers and a dome.

Design standards state a preference for narrow windows rather than picture windows. Our design includes only square, circular, or vertically oriented windows - no horizontally oriented windows.

Design standards state a preference for native stone masonry, specifically 75% stone/glass on primary facade and 4' wainscot around the entire building. Our design features approximately 40% stone/glass on the primary facade, a 4' wainscot around the entire building, and numerous stone detail elements (window sills and trim, copings, etc.) on all sides of the building. The remainder of the exterior wall material is a cream/buff colored brick intended to approximate the color of the stone. While other less expensive materials with shorter life-spans are allowed, such as EIFS, metal wall panel, and wood, none of those are being used, and this is a full masonry building. While the overall quantity of brick may be greater than that of stone, the brick is used as a backdrop, while stone is used at the pedestrian level and at prominent locations and details that draw the eye.

Design standards state a preference for standing seam metal roofs. Our design features standing seam metal roofing at the most prominent and highly visible portions of the roof, the dome and bell towers, as well as on the pedestrian walkways. The remainder of the roof is concrete barrel tile in a brown color similar to the medium bronze metal roofing for a cohesive composition. The roofing scheme is intended to set the tone for future development of the church campus.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Daniel Pesek is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. 5, Pg. 127-128.)

Rev. Justin Nguyen

Name

Pastor

Title

STATE OF TEXAS §

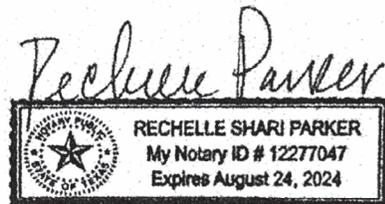
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COUNTY OF HAYS §

This instrument was acknowledged before me on the 13 day of November

~~2012~~ 23 by Rechelle Parker

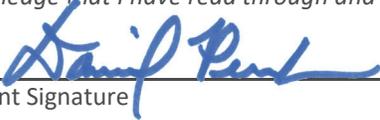
Notary Public, State of Texas



My Commission Expires: August 24, 2024

Daniel Pesek
Name of Applicant

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


 Applicant Signature

11/16/2023
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/> n/a	Application Fee (refer to Fee Schedule) send invoice to billing contact
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/> n/a	Cut/Fill Data Sheet (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Description and reason for request (attach extra sheets if necessary)
<input type="checkbox"/>	<input type="checkbox"/> n/a	Public Notice Sign - \$25 send invoice to billing contact if applicable
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/> n/a	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: St. Martin de Porres New Church

Project Address: 230 Post Oak Drive, Dripping Springs, Texas, 78620

Project Applicant Name: Daniel Pesek

Billing Contact Information

Name: Daniel Pesek

Mailing Address: 175 Century Square Drive, Suite 350

College Station, Texas 77845

Email: dpesek@brwarch.com Phone Number: 979-694-1791

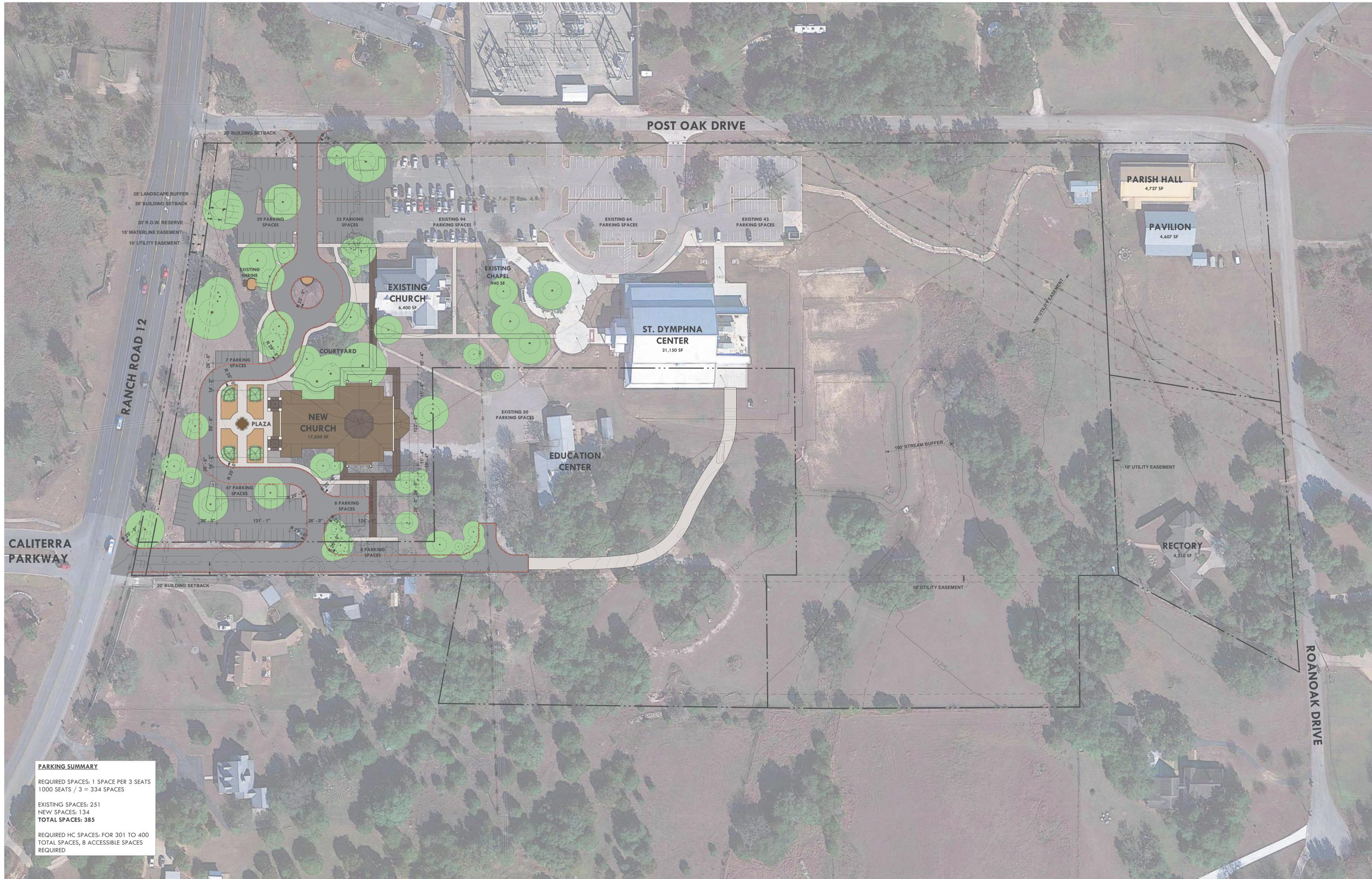
Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


 Signature of Applicant

11/16/2023
 Date



PARKING SUMMARY

REQUIRED SPACES: 1 SPACE PER 3 SEATS
 1000 SEATS / 3 = 334 SPACES

EXISTING SPACES: 251
 NEW SPACES: 134
TOTAL SPACES: 385

REQUIRED HC SPACES: FOR 301 TO 400
 TOTAL SPACES, 8 ACCESSIBLE SPACES
 REQUIRED

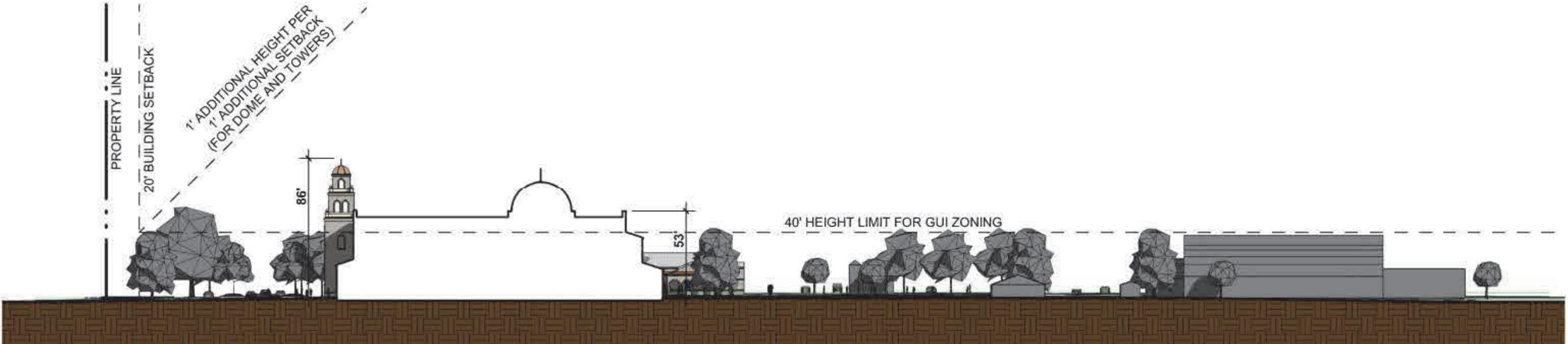
1 CONCEPTUAL SITE PLAN
 1" = 50'-0"
 0' 50' 100'

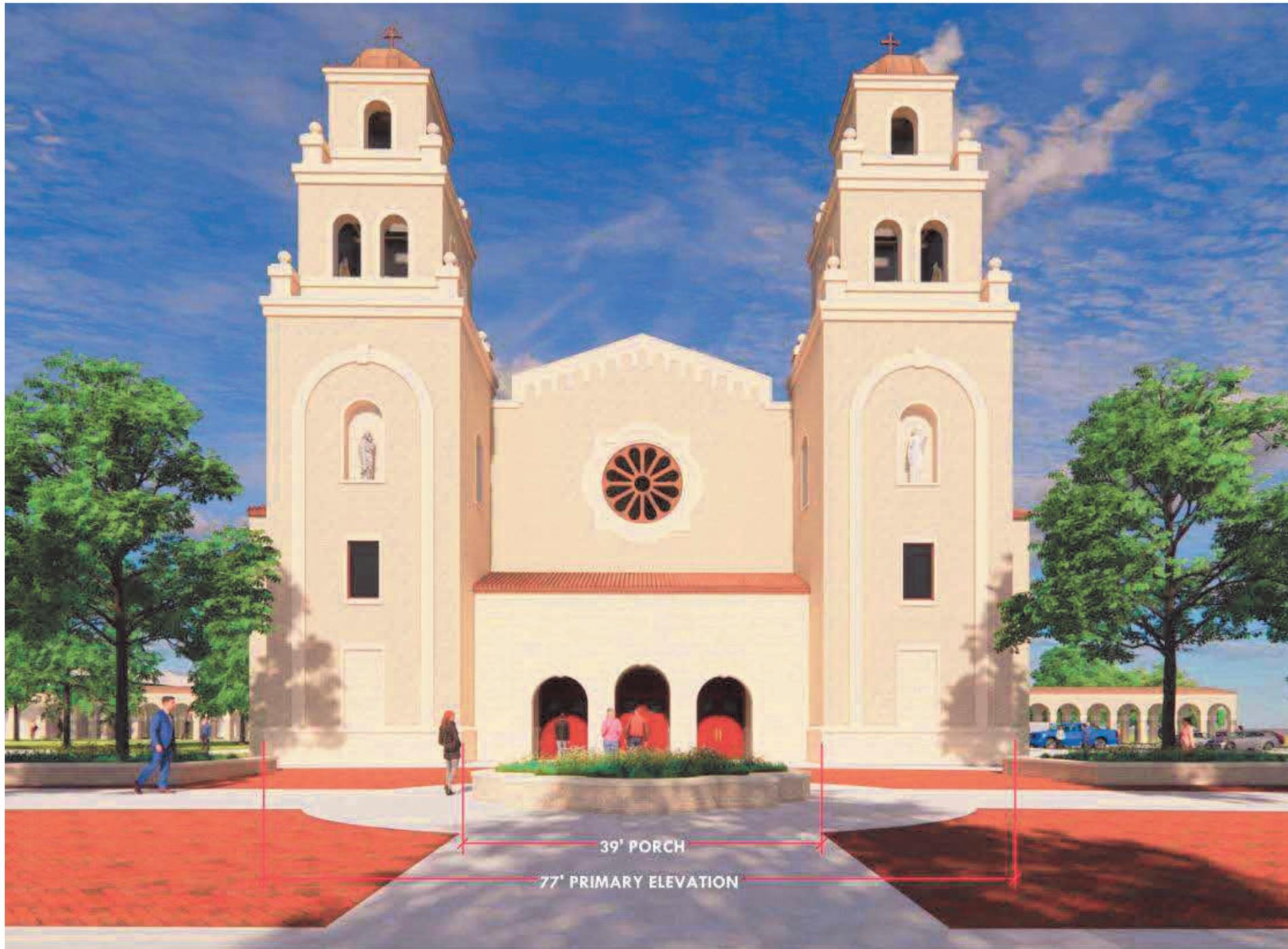
11/14/2023

ST. MARTIN DE PORRES | NEW CHURCH



INTERIM REVIEW DOCUMENTS
 NOT FOR REGULATORY
 APPROVAL
 PERMITTING OR
 CONSTRUCTION
 RAY HOLLIDAY
 TX REG. NO. 18834





$$\frac{39'}{77'}$$

=50%







Planning & Zoning Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Tuesday, November 28, 2023, at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Commission present, Chair James called the meeting to order at 6:00 p.m.

Commission Members present were:

Mim James, Chair

Tammie Williamson, Vice Chair

Christian Bourguignon

Doug Crosson

Eugene Foster

Douglas Shumway

Evelyn Strong

Staff, Consultants & Appointed/Elected Officials present were:

Planning Director Tory Carpenter

City Attorney Laura Mueller

City Secretary Andrea Cunningham

IT Director Jason Weinstock

Mayor Pro Tem Taline Manassian

Traffic Engineering Consultant Leslie Pollack P.E., HDR Engineering

PLEDGE OF ALLEGIANCE

Commissioner Shumway led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of Planning & Zoning Commission meetings, it is intended that these items will be acted upon by the Planning & Zoning Commission with a single motion because no public hearing or determination is necessary. However, a Planning & Zoning Commission Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the Planning & Zoning Commission voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the Planning & Zoning Commission may add additional items that are listed elsewhere on the same agenda.

1. **Approval of the September 26, 2023, Planning & Zoning Commission regular meeting minutes.**
2. **Approval of the October 24, 2023, Planning & Zoning Commission regular meeting minutes.**

A motion was made by Vice Chair Williamson to approve Consent Agenda Items 1 – 2. Commissioner Shumway seconded the motion which carried 6 to 0 to 1, with Commissioner Bourguignon abstaining.

BUSINESS

3. **Double L Development Agreement Transportation Options and Recommendation.**
Pablo Martinez, PE, Brown & Gay Engineers

a. Applicant Presentation – Pablo Martinez and Rob Fondren gave a presentation which is on file.

b. Staff Report – Laura Mueller presented the staff report which is on file. Staff recommends approval of the item.

c. Recommendation – A motion was made by Chair James to recommend City Council approval of the Double L Development Agreement Transportation Options subject to:

- (1) Having the right-of-way for the full four lanes around the loop; and
- (2) Being able to have the right-of-way to the southern connection the earlier of the date of the phase two final plat or a date set by staff, and which can be extended at the City's pleasure.

Vice Chair Williamson seconded the motion which carried unanimously 7 to 0.

4. **Public hearing and recommendation regarding ZA2023-0002: an application for a zoning map amendment from Local Retail (LR) to Commercial Services (CS) for approximately 0.89 acres out of the North 40 subdivision located at 105 Brookside.** *Applicant: Jon Thompson*

a. Applicant Presentation – Applicant was not present.

b. Staff Report – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

c. Public Hearing – Nikki Dahlin, adjacent property owner, spoke regarding the map and table outlining zoning district and existing use of the adjacent properties, noting that the applicant and staff failed to reference this lot in the application for zoning amendment and the staff report on file.

d. Recommendation – A motion was made by Commissioner Strong to recommend denial of ZA2023-0002: an application for a zoning map amendment from Local Retail (LR) to Commercial Services (CS) for approximately 0.89 acres out of the North 40 subdivision located at 105 Brookside, with recommendation to City Council to either add an overlay at a later date or approve zoning amendment for General Retail (GR). Commissioner Crosson seconded the motion. Upon further discussion, Commissioner Strong and Crosson withdrew their motion and second respectively.

A motion was made by Commissioner Strong to recommend denial of ZA2023-0002: an application for a zoning map amendment from Local Retail (LR) to Commercial Services (CS) for approximately 0.89 acres out of the North 40 subdivision located at 105 Brookside, with recommendation to City Council to approve zoning amendment for General Retail (GR). Commissioner Crosson seconded the motion which carried unanimously 7 to 0.

5. Public hearing and recommendation regarding an Ordinance repealing and replacing Article 28.06 Landscaping and Tree Preservation including changing procedures, tree preservation requirements, and landscaping changes.

a. Staff Report – Laura Mueller presented the staff report which is on file. Staff recommends approval of the ordinance.

b. Public Hearing – Cathy Ramsey spoke in favor of the ordinance, and the addition of Cedar Elm, Sycamore, Bodark, Osage Orange, and Bromeliad to the Hard Wood List. Cathy also requested the addition of both Texas and Red Mulberry, Hackberry (Sugarberry), Madrone, Carolina Buckthorn, Kidneywood, Rusty Blackhaw Viburnum and Wafer Ash. She also mentioned the idea of protecting legacy trees and removal if dead or dying, and that there may be issues with poisoning trees to get around ordinance. The City should consider a ghost tree ordinance. Make sure hybrid grasses that don't seed are used, so they don't choke out native grasses.

c. Ordinance – A motion was made by Commissioner Strong to recommend City Council approval of an Ordinance repealing and replacing Article 28.06 Landscaping and Tree Preservation including changing procedures, tree preservation requirements, and landscaping with recommendations and updates as provided by the Commission to the City Attorney. Commissioner Shumway seconded the motion which carried 6 to 0 to 1, with Chair James opposed.

PLANNING & DEVELOPMENT REPORTS

No reports at this time.

EXECUTIVE SESSION

The Planning & 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 & 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.

- 6. Consultation with Attorney related to legal questions regarding the development agreement with Double L development.** *Consultation with Attorney, 551.071*

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

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

December 12, 2023, at 6:00 p.m.

January 23, 2024, at 6:00 p.m.

January 20, 2024, at 6:00 p.m.

City Council & Board of Adjustment Meetings

December 5, 2023, at 6:00 p.m. (CC & BOA)

December 19, 2023, at 6:00 p.m. (CC)

January 2, 2024, at 6:00 p.m. (CC & BOA)

January 16, 2024, at 6:00 p.m. (CC)

ADJOURN

A motion was made by Commissioner Strong to adjourn the meeting. Commissioner Foster seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 9:11 p.m.