

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, January 26, 2016 at 7:00 PM**  
**City Hall, 511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL**

Commission Members

Mim James - Chair

James Martin – Vice Chair

Whit Smith

Kim Hubbard

Erik Burgeson

John McIntosh

Michael Lavengco

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Code Enforcement Manager Jon Thompson

City Secretary Kerri Craig

City Attorney Alan Bojorquez

**II. 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).*

**III. PLEDGE OF ALLEGIANCE**

**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.*

**V. MINUTES**

*Consideration and Possible Action On:*

- A. Approval of Regular Meeting Minutes, December 16, 2015

**VI. SIGNS**

*Consideration and Possible Action On:*

- A. Dripping Springs Farmers Market Master Sign Plan, Marianne Simmons, Dripping Springs Farmers Market Association Board President

1. Presentation
2. Sign Administrator's Report
3. Parks & Recreation Commission Report
4. Public Hearing
5. Variance Request to Allow the Number of Special Event Signs to Exceed Maximum Allowed Per Property
6. Variance Request to Allow the Display of Special Event Signs to Exceed the Maximum Number of Times Allowed
7. Variance Request to Allow the Display of Two Community Service Banners to Exceed the Maximum Time Period Allowed

8. Master Sign Plan
- B. Belterra Subdivision Sign Variance Requests and Master Sign Plan for San Saba Entry Signs and Neighborhood Entrance Signs, *Peter Dufrene, PLA, Project Director, Representative of Crescent Communities, Applicant*
  1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request to Allow San Saba Entry Signs to Exceed the Maximum Height Allowed
  5. Variance Request to Allow San Saba Entry Signs to be Located within the Public Right of Way
  6. Variance Request to Allow Neighborhood Entrance Signs to Exceed the Maximum Height Allowed
  7. Master Sign Plan

## VII. ZONING

*Consideration and Possible Action On:*

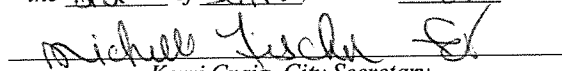
- A. Ordinance No. 1220.121: An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property: Lot 1 of the Gardens of Howard Ranch Subdivision, out of the Stiles J Fowler Survey, A0174 (not addressed) from Agricultural (A) to Single-Family Residential, Town Center (SF-3), *Bill E. Couch, P.G., AICP CEP, Applicant*
  1. Presentation
  2. Staff Report
  3. Public Hearing
  4. Ordinance No. 1220.121
- B. Preliminary Briefing on the Proposed Planned Development District for the Heritage project, that being approximately 189 acres located within the extraterritorial jurisdiction of Dripping Springs, in Hays County, Texas, commonly known as "Heritage Subdivision"

## VIII. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, February 1, 2016 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, February 8, 2016, at 6:00 p.m.
- C. Regular City Council Meeting, February 9, 2016 at 7:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, February 23, 2016 at 7:00 p.m.

## 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](http://www.cityofdrippingsprings.com) on the 22<sup>nd</sup> of Jan., 2016 at 2 o'clock PM.*

  
Kerri Craig, 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.*