

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, March 24, 2015 at 7:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Larry McClung - Chair
Kim Hubbard
James Martin

Mim James – Vice Chair
Erik Burgeson

Josef Martin
Whit Smith

City Staff/Appointed Officials
City Administrator Michelle Fischer
Planning Director 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

A. 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, February 24, 2015

VI. ZONING AND PLANNED DEVELOPMENT DISTRICT AGREEMENTS

Consideration and Possible Action On:

A. Planned Development District Agreement between the City of Dripping Springs and Robert T. and Jill K. McAlister for Planned Development District No. 4: Texas Heritage Village Residential Subdivision (Approximately 29.8 Acres Located Within the City Limits of Dripping Springs, in Hays County, Texas, as Described in A0415 Philip A. Smith Survey)

1. Presentation
2. Staff Report
3. Public Hearing
4. Parkland Dedication
5. Sign Variance Request to Allow Monument Signs for a Subdivision to Exceed the Maximum Height Allowed
6. Sign Variance Request to Allow Monument Signs for a Subdivision to Exceed the

Maximum Area Allowed

7. Sign Variance Request to Allow a Monument Sign for a Model Home to Exceed the Maximum Height Allowed
 8. Sign Variance Request to Allow a Monument Sign for a Model Home to Exceed the Maximum Area Allowed
 9. Sign Variance Request to Allow Monument Signs to be Located Off Premise
 10. Sign Variance Request to Allow Monument Signs to be Up-Lighted
 11. Sign Variance Request to Allow an Alternative Definition for "Signable Area"
 12. Zoning Alternative Standards to Include, but Not Limited To, Building Setback Lines, Minimum Area of the Lot, Minimum Lot Width, Maximum Height of Main Buildings and Accessory Buildings
 13. Alternative Design Standards for Street Design to include, but Not Limited To, Residential Collector Streets and Dead End Streets
 14. Planned Development District Agreement
- B. Ordinance No. 1220.106: An Ordinance Enacted In Compliance With Article 30.03 Of The Dripping Springs Code Of Ordinances; Creating Planned Development District Number Four, Which Shall Encompass The Boundary Of The Property, And Further Establish Regulations And Guidelines For The Development And Construction Of A High-Density, Detached Residential Project And Other Off-Site Roadway And Utility Infrastructure Improvements Including The Incorporation And Operation Of A Homeowners Association And Its Related Functions And Facilities; And Provide For The Following: Rules; Standards; Procedures; Criminal Penalties; And, Severability (Approximately 29.8 Acres Located Within the City Limits of Dripping Springs, in Hays County, Texas, as Described in A0415 Philip A. Smith Survey)
1. Staff Report
 2. Public Hearing
 3. Ordinance No. 1220.106
- C. Ordinance No. 1220.110: An Ordinance of the City of Dripping Springs Amending the Zoning Classification of 220 Retha Drive (Lots 7 and 8, Block B, Dripping Springs Heights) from Low Density Single Family Residential (SF-1) to Moderate Density Single Family Residential (SF-2), *Darren Rainwater, Owner*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Ordinance No. 1220.110

VII. SITE DEVELOPMENT

- A. Dripping Springs Independent School District Elementary School # 4 / Middle School # 2, Legal Description: 49.10 acres out of the James Bracken Survey, A0062, located on Sawyer Ranch Road adjacent to Highpointe Subdivision on the north boundary line, *Sean Friend, PE, Cunningham-Allen Engineering*
1. Presentation
 2. City Engineer's Report
 3. Public Hearing
 4. Site Plan

VIII. SIGNS

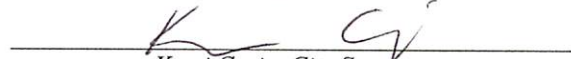
- A. Sign Variance Requests for Directional Sign for Bell Springs Winery Sidecar Tasting Room and Pink West, located at 501 Old Fitzhugh Rd., *Nate Pruitt, Applicant/Owner*
 - 1. Presentation
 - 2. Sign Administrator's Report
 - 3. Public Hearing
 - 4. Variance Request to Allow an Off Premise Directional Sign
 - 5. Variance Request to Allow a Directional Sign to Exceed the Maximum Signable Area Allowed
- B. Sign Variance Requests for 5 Star ER, located at 333 E. Highway 290, *Sandy Ellis, APCO Signs and Sam Roberts, 5 Star ER*
 - 1. Presentation
 - 2. Sign Administrator's Report
 - 3. Public Hearing
 - 4. Variance Request to Exceed the Maximum Number of Signs Allowed per Business
 - 5. Variance Request to Exceed the Maximum Height Allowed for a Projecting Sign
 - 6. Variance Request to Allow the Use of White Lettering for More than 1/3 of the Area of Illuminated Monument Sign

IX. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, April 6, 2015 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, April 13, 2015, at 6:00 p.m.
- C. Regular City Council Meeting, April 14, 2015 at 5:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, April 28, 2015 at 7:00 p.m.

X. 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 19 of March, 2015 at 4 o'clock P.M.



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.