

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, June 28, 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

Planning Consultant Anjali Naini

City Secretary Kerri Craig

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, May 24, 2016

VI. DEVELOPMENT AGREEMENTS

Consideration and possible action on:

A. First Amendment to The Belterra Commercial Development Agreement between the City of Dripping Springs and Crescent Belterra TX, LLC amending the Belterra Commercial Development Agreement entered into in 2009 between the City of Dripping Springs and MAK Foster Ranch, L.P. The affected area is approximately 92.88 acres, located south of Highway 290 between Belterra Drive and Nutty Brown Road, and north of Trinity Hills Drive. *Crescent Belterra TX, LLC, and Endeavor, Applicants*

1. Presentation

2. Staff Report (Anjali Naini)

3. Public Hearing
4. Project Approvals, Including Variances, Exceptions, Clarifications, and Alternative Standards
 - a. Maximum Gross Floor Area of 60,000 to 100,000 Square Feet
 - b. Maximum Building Height for Hotel, Multi-family and Architectural Element
 - c. Parking Requirements for Hotel
 - d. Master Sign Plan and Ordinance
 - e. Landscape and Tree Preservation Plan
 - f. Maximum Cut and Fill
 - g. Allow Administrative Approvals of Preliminary Plats that Conform with the Master Parcel Plan
5. First Amendment to Belterra Commercial Development Agreement

VII. SIGNS

Consideration and Possible Action On:

- A. Presentation on Ordinance No. 1251.04: Belterra Commercial Master Sign Plan
Ordinance: An Ordinance Enacting Chapter 26, Appendix "D", Of The Dripping Springs Code Of Ordinances; Establishing Regulations For A Master Sign Plan For Belterra Commercial; Providing For The Following: Rules; Standards; Procedures; And Findings Of Fact; Codification; Repealer; Severability; Proper Notice And Meeting; Enforcement Including Criminal Penalties, *Crescent Belterra TX, LLC, and Endeavor, Applicants (Discussion only; no action to be taken at this time)*
- B. Holiday Inn Sign Variance Requests, located at 333 E US Highway 290, Building 5, *Shelly Mitchell, P.E., Pape Dawson Engineers, Project Applicant, and Jay Sinioia, Owner*
 1. Presentation
 2. Sign Administrator's Report (Michelle Fischer)
 3. Public Hearing
 4. Variance Request to Allow a Projecting Sign to Exceed the Maximum Height Allowed
 5. Variance Request to Allow a Projecting Sign to Exceed the Maximum Signable Area Allowed
 6. Variance Request to Allow the Total Cumulative Signable Area to Exceed the Maximum Allowed

VIII. BUSINESS

Consideration and Possible Action On:

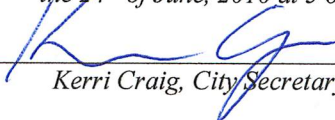
- A. Recommendation to City Council for Appointment of Planning and Zoning Commissioners to Fill Two Vacancies
- B. Appointment of Planning and Zoning Commission Vice Chair
- C. Appointment of Planning and Zoning Commission Representative on the City's Transportation Committee

IX. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, July 5, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, July 12, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, July 25, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, July 26, 2016 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 24th of June, 2016 at 5 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.