

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, August 25, 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	Mim James – Vice Chair	VACANT
Kim Hubbard	Erik Burgeson	Whit Smith
James Martin		

City Staff/Appointed Officials

City Administrator Michelle Fischer
Planning Director Jon Thompson
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, July 28, 2015

VI. SUBDIVISIONS

A. Minor Plat and Parkland Dedication for Twenty Six Doors Subdivision, Located at the Intersection of Purcell Lane and Rose Drive, *Mark Lander, Gateway 26 Doors, LLC, Applicant*

1. Presentation
2. Planning Director's Report
3. Parks and Recreation Commission Report
4. Public Hearing
5. Minor Plat
6. Parkland Dedication

B. Replat of A. Benney Subdivision, Lot 6A, Located at southwest intersection of Benney Lane and Mighty Tiger Lane, *Reba Byrd, Blanco 1 Partners, LP, Applicant*

1. Presentation
2. Planning Director's Report
3. Public Hearing

4. Replat
- C. Preliminary Plat for Section 4, Texas Heritage Village (Meritage Homes), Located at the northern terminus of North Rob Shelton Blvd, east of RR12, and south of Founders Park Road, *Sal Baeza, PE, Pape Dawson Engineering and Matthew Scrivener, Meritage Homes, Applicants*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Preliminary Plat
- D. Discussion of Scenic Greens Subdivision Amended Concept Plan, Master Plan for Parks and Open Space, and Proposed Public Improvement District, Located at northwest intersection of US Hwy 290 West and McGregor Road, *Brett Burke, PE, Bury Engineering, and Russ Allison, Argent Management, Applicants (No action to be taken)*
 1. Presentation
 2. Scenic Greens Subdivision Conceptual Master Plan for Parks and Open Space
 3. Planning Director's Report
- E. Replat of Walker Springs, Lots 5 & 6, Located at 333 US Hwy 290 East (northern two tracts), *YHYDJ OF DS, LLC, Applicants*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Replat

VII. SITE DEVELOPMENTS/ZONING/VARIANCES/WAIVERS/ALTERNATIVE STANDARDS

Consideration and Possible Action On:

- A. Exterior Design Alternative Standard for the Holiday Inn Express, located at 333 US Hwy 290 East (the northern two lots behind the Shops @ the Springs and the Keller Williams-Gracy Title Building, *Jay Sinojia, YHYDJ of DS, LLC, Applicant*
 1. Presentation
 2. Staff Report (Prepared by Keenan Smith, AIA, City Architectural Consultant)
 3. Public Hearing
 4. Alternative Standard
- B. Variance Requests from Lighting Ordinance Shielding and Total Outdoor Light Output Standards to Allow the extension of the external louvers or shields to be less than 3 inches from the lowest portion of the light fixture opening and to permit more than 1% of the light emitted by each fixture to project above the horizontal plane, for the Dripping Springs High School Athletic Facility Improvements, Located at 940 US Hwy 290 West, *Jason Andrus, Huckabee Architectural, Applicant*
 1. Presentation
 2. Staff Report (Cindy Luongo Cassidy, Lighting Consultant)
 3. Public Hearing
 4. Variance Requests
- C. Discussion of Conditional Use Permit Applications and Signage for a Proposed Mobile

Food Park and Bar at 26155 Ranch Road 12, *Nico Ilai and Steve Gee, Applicants (No action to be taken)*

1. Presentation
2. Planning Director's Report

VIII. SIGNS

A. Sign Variance Request to Allow Modification of a Nonconforming Pole Sign for Mercer Street Plaza, located at 330 and 332 Mercer Street, *Marsha Young, Applicant and Linda Carter, Owner*

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to Allow Modification of a Nonconforming Pole Sign

B. Sign and Lighting Variance Requests for AT&T, Located at 1025 Cannon Drive, *Beverly Dippel, Priority Sign*

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to Exceed the Number of Signs Allowed
5. Variance Request to Allow more than 1/3 of the illuminated portion of a sign to be white

C. Sign Variance Requests for Sophie's Garden Salon, located at 665 US HWY 290 West, *Lisa Gilliam, Applicant*

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to Allow a Roof Sign
5. Variance Request to Allow a Nonconforming Pole Sign to Remain

D. Master Signage Plan for the Medical Towers at Sawyer Ranch, *Sawyer Ranch M.O.B. Partners, LLC, Applicant (no action to be taken)*

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to Allow Monument Signs for a Multiunit Complex to Exceed that Maximum Height Allowed
5. Variance Request to Allow a Monument Sign for a Multiunit Complex to be Located Off Premises

E. Sign Variance Request to Allow a Monument Sign for a Multiunit Complex to Exceed the Maximum Area Allowed for the Dripping Springs Ranch Park and Events Center, located at 1042 Event Center Drive, *Lynne Dickinson, Dripping Springs Ranch Park Manager, Applicant*

1. Presentation
2. Sign Administrator's Report

3. Public Hearing

4. Variance Request to Allow a Monument Sign for a Multiunit Complex to Exceed the Maximum Area Allowed

IX. ANNOUNCEMENTS

A. Regular City Council Meeting, September 8, 2015 at 7:00 p.m.

B. Regular Parks & Recreation Commission Meeting, September 14, 2015, at 6:00 p.m.

C. Regular Historic Preservation Commission Meeting, September 14, 2015 at 7:00 p.m.

D. Regular Planning and Zoning Commission Meeting, September 22, 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 21st of August, 2015 at 3 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.