

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, September 27, 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	John McIntosh
Kim Hubbard	Michael Lavengco	Evelyn Strong
Erich Oswald		

City Staff/Appointed Officials

City Administrator Michelle Fischer  
Director of Public Works and Development Rick Coneway  
Code Enforcement Manager Kyle Dannhaus  
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, August 23, 2016

**VI. EXTERIOR DESIGN**

*Consideration and Possible Action On:*

A. Waiver Request from Exterior Design Standards Requirement for property located at 1225 Hwy 290 West (aka Ramsey Automotive), *Ray Whisenant, Owner/Applicant*

1. Presentation
2. Staff Report (Laurie Whipple & Keenan Smith)
3. Public Hearing
4. Waiver Request

## VII. ZONING

### ***Consideration and Possible Action On:***

- A. Ordinance No. 1220.126: An Ordinance of the City of Dripping Springs, Texas, Rezoning One Tract Approximately 0.754 Acres From Single-Family Residential (SF-1) to Local Retail (LR); and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Effective Date; Authorizing the City Administrator to Note the Change on the Official Zoning Map of the City; Proper Notice & Meeting, *Glen Weichert, Applicant*
  - 1. Presentation
  - 2. Staff Report (Anjali Naini)
  - 3. Public Hearing
  - 4. Ordinance No. 1220.126
  
- B. Presentation on the Concept Plan for Headwaters Commercial, *Blake Rue, Oryx Holdings, LLC, Applicant*

## VIII. SIGNS

### ***Consideration and Possible Action On:***

- A. 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*
  - 1. Presentation
  - 2. Sign Administrator's Report (Michelle Fischer)
  - 3. Public Hearing
  - 4. Ordinance No. 1251.04
  
- B. Sign Variance Requests for Parade of Homes Special Event Signs, *Home Builders Association of Greater Austin, Applicant*
  - 1. Presentation
  - 2. Sign Administrator's Report (Michelle Fischer)
  - 3. Public Hearing
  - 4. Variance to Allow Off Premise Special Event Signs and Directional Signs
  - 5. Variance to Exceed Maximum Number of Special Event Signs Allowed

## IX. BUSINESS

### ***Consideration and Possible Action On:***

- A. City of Dripping Springs Comprehensive Plan Update 2016
  - 1. Presentation
  - 2. Public Hearing
  - 3. Comprehensive Plan

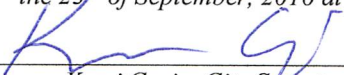
4. Implementation Guide
5. Future Land Use Plan

#### X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, October 3, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, October 11, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, October 24, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, October 25, 2016 at 7:00 p.m.

#### XI. 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 23<sup>rd</sup> of September, 2016 at 5 o'clock PM.*

  
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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.*