

**CITY OF DRIPPING SPRINGS
PLANNING AND ZONING COMMISSION**

Regular Meeting Agenda

April 27, 2010

7:00 p.m.

511 Mercer Street, Dripping Springs, Texas

*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.*

I. CALL TO ORDER AND ROLL CALL

Commission Members

Chair-Craig Koenig

Kimberly Gerlovich

Ted Lehr

Vice Chair-Danny Hubbard

Larry McClung

Whit Smith

Charlie Busbey

City Staff/Appointed Officials

City Administrator Michelle Fischer

City Secretary Jo Ann Touchstone

Deputy City Administrator Ginger Faught

City Attorney Alan Bojorquez

Planning Director Jon Thompson

City Engineer Rick Coneway

II. PLEDGE OF ALLEGIANCE

A. Pledge of Allegiance

B. Pledge to the Texas Flag – *Honor the Texas Flag; I pledge allegiance to thee,
Texas, one state under God, one and indivisible.*

III. PRESENTATIONS BY 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 Chairman. The Chairman
and Commission may establish a time limit as necessary.*

IV. MINUTES

A. Approval of Regular Meeting Minutes, March 23, 2010

**V. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE
FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS**

Consideration and Possible Action on:

A. Sign Variance Request – Request from Dripping Springs Youth Sports
Association for Founders Memorial Park Fields, 480 Founders Park Road,
Veronica Lengner, DSYSA Sponsorship Commissioner

1. Presentation

2. Sign Administrator's Report

3. Public Hearing

4. Sign Variance Request from Section 8.2.1 (c), Athletic Sponsorship
Signs; to Allow Signs to be Erected on:

i. Poles

ii. Grandstands

iii. Backstops

B. Site Plan - Whataburger, Southeast Corner of Rob Shelton Boulevard &
Highway 290, *Carey Bresler, P.E., Doucet & Associates, Engineer*

1. Presentation

2. Planning Director's Report
 3. Public Hearing
 4. Master Signage Plan
 - (a) Menuboard
 - (b) Projecting "Whataburger" Sign over Canopy
 - (c) Projecting Logo Sign at Entrance
 - (d) Projecting Logo Sign at Drive Thru
 - (e) Monument Sign
 5. Site Plan
- C. Request for Special Exception from Zoning Ordinance, Section 5.15.1, "Locational Criteria & Height" for fences in residential areas, 103 Creek Road, *Sarah D'Angelo, Owner*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Special Exception
- D. Ordinance No. 1220.53 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the City of Dripping Springs City Limits, Hays County, Texas: 28900 Ranch Road 12, from Governmental/Utility/Institutional (GUI) to Office (O), *James McCann, P.E., Longaro & Clark Engineering*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Ordinance No. 1220.53
- E. Site Plan – Highpointe Subdivision, Phase 5, Section 1, Grading and Shared Access Driveway Construction, *Jacy Warwick, P.E., CMA Engineering*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Site Plan
- F. Preliminary Plat – Key Ranch (Balance Area), 362.274 acres out of the James Bracken Survey, A0062; and 7.144 acres out of the E.B. Hargraves Survey, Abs 240, Located on Trautwein Road, *Aaron Googins, P.E., King Engineering*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Parkland Dedication
 5. Preliminary Plat
- G. Ordinance No. 1220.54 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the City of Dripping Springs City Limits, Hays County, Texas: a portion of the 361.83 acres of land out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas, known as "Arrowhead Ranch," which is located off of U.S. Hwy 290 near Tiger Lane and the Dripping Springs High School from SF-2 (Single Family Residential District-Moderate Density) to SF-5 (Single Family Attached Residential District-Garden Home)
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
- H. First Amendment to the Arrowhead Ranch Development Agreement between the City of Dripping Springs and Forestar (USA) Real Estate Group, 361.83 acres of land out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas, *Barrett Allison, P.E*
1. Presentation
 2. Planning Director's Report

3. Public Hearing

- I. Ordinance No. 1220.55 – An Ordinance of the City of Dripping Springs Amending Volume 2, Article 15, Chapter 23, of the Dripping Springs Code of Ordinances; Modifying the Zoning Use Chart to Allow for Retail Sporting Good Stores
 1. Staff Report
 2. Public Hearing
 3. Ordinance No. 1220.55

VI. EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, 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)

VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, May 11, 2010 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, May 10, 2010 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, May 25 , 2010 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, May 3, 2010 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, TBD

VIII. 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 on the bulletin board at City of Dripping Springs City Hall and the City Dripping Springs website, www.cityofdrippingsprings.com on the _____ of _____, 2010 at _____ o'clock __M.

Jo Ann Touchstone, City Secretary