

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

Regular Meeting Agenda

August 25, 2009

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

City Attorney Alan Bojorquez

City Engineer Rick Coneway

Development Coordinator Jon Thompson

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.*

A. Introduction of Commissioner Whit Smith

IV. MINUTES

A. Approval of Regular Meeting Minutes, July 28, 2009

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

Consideration and Possible Action on:

A. Sign Variance Request – Dripping Springs Presbyterian Church, 100 South
Canyonwood Drive, Nancy Marroquin, Pastor

1. Presentation

2. Sign Administrator's Report

3. Public Hearing

4. Sign Variance Request from Section 8.2.13, to Exceed the Maximum
Number of Monument Signs Allowed Along a Public Right of Way

B. Sign Variance Request – Dripping Springs Pharmacy, 100 Commons, Mark J.
Lander, The Mooreland Group, LLC, Project Manager, Dripping Springs
Pharmacy

1. Presentation

2. Sign Administrator's Report
 3. Public Hearing
 4. Sign Variance Request from Section 8.2.19, to Exceed the Maximum Signable Area of a Projecting Sign
- C. Sign Variance Request – Crossroads Hair Design, 27951 Ranch Road 12, *Kristi Kiewlich, Owner*
1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Sign Variance Request from Section 8.1.4, Setback from Right-of-Way
- D. Ordinance No. 1220.48 – 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: 28515 Ranch Road 12, Abs 415, Philip A. Smith Survey, 1.00 ac., R17880, from Single Family Four (SF-4) to Commercial Service (CS), *John Rosato and Carolyn Shilthuis, Owners*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Ordinance No. 1220.48
- E. Site Plan – Hays County WCID # 1 Wastewater Treatment Plant Expansion, *12930 Nutty Brown Rd*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Site Plan

VI. BUSINESS

- A. Ordinance No.1220.49: An Ordinance of the City of Dripping Springs Amending the City's Zoning Ordinance Sections 3.8.3 (a), Multi family, 3.11.3(a) General Retail, and 3.12.3(a) Commercial Services to delete the language of "two stories" in the Height Regulations sections and limit the height of Main Buildings to forty feet (40') as currently exists in these same sections
1. Staff Report
 2. Public Hearing
 3. Ordinance No.1220.49

VII. 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)

VIII. ANNOUNCEMENTS

- A. Regular City Council Meeting, September 8, 2009
- B. Regular Parks & Recreation Commission Meeting, September 14, 2009
- C. Regular Planning & Zoning Commission Meeting, September 22, 2009
- D. Regular Historic Preservation Commission Meeting, September 14, 2009

IX. 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 Dripping Springs Postal Service Building on the _____ of _____, 2009 at

_____o'clock__M. I further certify that the following News media was properly notified of this meeting as stated above:
Century News and News Dispatch.

Jo Ann Touchstone, City Secretary