

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

**Regular Meeting Agenda**

**January 26, 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

Development Coordinator 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, December 15, 2009

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

***Consideration and Possible Action on:***

A. Preliminary Plat and Final Plat – Downstream Subdivision, 10450 FM 967, *Downstream Freelove, LP*

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Preliminary Plat
5. Final Plat

B. Zoning Special Exception Request - 26150 RR 12, *Ernest Banasau* –special exception request from section 5.15.1 of the Zoning Ordinance to allow for the front yard fence to be placed on the property line, rather than twenty feet back on the front yard setback line

1. Public Hearing
2. Special Exception

- C. Sign Variance Requests – Homestyle Fried Chicken and Shell Food Mart, 200 Hwy. 290 W., *Vithal R. Bogale, Sree Vyshnavi, Inc*
1. Presentation
  2. Sign Administrator’s Report
  3. Public Hearing
  4. Sign Variance Request from Section 4.6, to allow the issuance of sign permits for signs while allowing the free standing pole sign, projecting sign over the drive thru window, menu board sign, and the two directional drive-through signs, which are nonconforming, to remain.
  5. Sign Variance Request from Section 8.2.19 (a), to exceed maximum number of two projecting signs allowed per business on a corner lot in order to allow three projecting signs: “Homestyle Fried Chicken” sign over drive through window; “Homestyle Fried Chicken” sign over entrance; and “Food Mart” sign over entrance.
  6. Sign Variance Request from Section 8.2.19 (c ), to exceed the maximum signable area of 24 square feet allowed for a projecting sign in order to allow the “Homestyle Fried Chicken” sign over the drive through window to exceeds 24 square feet.
  7. Sign Variance Request from Section 8.1.4, to allow the menu board sign and two directional signs for the drive-through to be located less than eight feet from the right-of-way.
  8. Sign Variance Request from Section 9.2.1, to exceed the maximum cumulative signable area of 96 square feet for a Single Unit Property on a corner lot.
  9. Sign Variance Request from Section 8.2.4 (b), to allow banner displaying “Now Serving Breakfast Tacos” to be erected for 120 days instead of the maximum 30 days allowed

**VI. NEW BUSINESS**

***Consideration and Possible Action on:***

- A. Ordinance No. 1250.24 – An Ordinance of the City of Dripping Springs Amending the City’s Sign Ordinance
1. City Staff Report
  2. Public Hearing
  3. Ordinance No. 1250.24

**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, February 9, 2010
- B. Regular Parks & Recreation Commission Meeting, February 8, 2010
- C. Regular Planning & Zoning Commission Meeting, February 23, 2010
- D. Regular Historic Preservation Commission Meeting, February 1, 2010
- E. Regular Founders Day Commission Meeting, February 26, 2010

**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 the City Dripping Springs website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) on the \_\_\_\_\_ of \_\_\_\_\_, 2010 at \_\_\_\_\_ o’clock \_\_M.*

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*Jo Ann Touchstone, City Secretary*