

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

Regular Meeting Agenda

March 24, 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

Craig Osborn

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 16, 2008

B. Approval of Regular Meeting Minutes, January 27, 2009

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

Consideration and Possible Action on:

A. Site Plan – HEB Grocery, Located at Southeast Corner of Hwy 290 and Rob
Shelton Boulevard, *Kathy Strimple, P.E., HEB Grocery Company, L.P.*

1. Presentation

2. Development Coordinator's Report

3. Public Hearing

4. Site Plan

B. Site Plan – Dripping Springs Independent School District New High
School, Phase 3, *Mard Herrick, Ph. D.*

1. Presentation

2. Development Coordinator's Report

3. Public Hearing

4. Site Plan

- C. Resubdivision – Ray Moore Subdivision, Lot 2, Paul’s Valley Drive at Fitzhugh Road, *William Maas, Owner*
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Resubdivision

- D. Sign Variance Requests – Springs Family YMCA, 27216 Ranch Road 12, *Kristi Paul, Executive Director*
 - 1. Presentation
 - 2. Sign Administrator’s Report
 - 3. Public Hearing
 - 4. Variance Request to Section 7.1, Prohibited Signs, to Allow a Changeable Copy Sign
 - 5. Variance Request to Section 9.2, Cumulative Sign Limitations, to Exceed Total Allowable Signable Area
 - 6. Variance Request to Section 8.2.14, Monument Signs, to Exceed Maximum Height Allowable

- E. Master Signage Plan & Sign Variance Requests to Allow Off Premise Directional Signs– Highpointe, Sawyer Ranch Road, *Tim Sawtelle, Hanna-Magee, L.P.*
 - 1. Presentation
 - 2. Sign Administrator’s Report
 - 3. Public Hearing
 - 4. Sign A-Pulte Homes & Wilshire Homes
 - 5. Sign B-Pulte Homes & Wilshire Homes
 - 6. Sign C-Wilshire Homes, Pulte Homes, Resident Club & Model Home Park
 - 7. Sign D-Wilshire Homes & Pulte Homes
 - 8. Sign E-Wilshire Homes & Pulte Homes
 - 9. Sign F-Pulte Homes & Wilshire Homes
 - 10. Sign G-Pulte Homes & Wilshire Homes
 - 11. Sign H-Resident, Model Home Park, Pulte Homes, & Wilshire Homes
 - 12. Sign I-Wilshire Homes & Pulte Homes
 - 13. Sign X-Highpointe, Pulte Homes & Wilshire Homes

- F. Site Plan – Frog Pond Office Complex, Phase 1, *Mark Maroney, Owner*
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Site Plan

VI. NEW BUSINESS

Consideration and Possible Action on:

- A. Discussion Regarding Transfer of Development Rights from 3001 E. Mt. Gainor Road, Dripping Springs (193 acres) to 3000 US Hwy 290 E, Dripping Springs (Lock Tite Storage), *Perry Marlowe, Owner*

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, April 14, 2009

- B. Regular Parks & Recreation Commission Meeting, April 27, 2009
- C. Regular Planning & Zoning Commission Meeting, April 28, 2009
- D. Regular Historic Preservation Commission Meeting, April 6, 2009
- E. Regular Founders Day Commission Meeting, March 31, 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