



City of Dripping Springs

P.O. Box 384
Dripping Springs, Texas 78620

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CITY OF DRIPPING SPRINGS PLANNING AND ZONING COMMISSION

Regular Meeting Agenda

July 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
Vice Chair-Danny Hubbard

Kimberly Gerlovich
Larry McClung
Charlie Busbey

Ted Lehr
Whit Smith

City Staff/Appointed Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Planning Director Jon Thompson

City Secretary Jo Ann Touchstone
City Attorney Alan Bojorquez
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, June 22, 2010

V. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS *Consideration and Possible Action on:*

- A. Replat – Goldenwood # 2, Lot 62, 16700 Goldenwood Way, Marjorie Gentsch, Owner
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Replat
- B. Special Exception – Lot 8, Block A, Hidden Springs Ranch Section 2, 198 Golden Eagle, Dripping Springs, Texas, Tim and Erin Edwards, Owners
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Special Exception from Zoning Ordinance No. 1220.10, Volume 2, Article 15: Development, Chapter 23: Zoning, Section 3.3.3 (a) Height

Regulations in the Single Family Residential District-Low Density (SF-1) to Exceed the Defined Two and One Half Stories

- C. Conditional Use Permit to Allow for the use of Manufactured Home (MH) at the Property at 217 Whisenant Lane # 5, A0289 *George W Lindsay Survey, Acres 34.8*, which is zoned Single Family Residential (SF-1), *Chuck Lemmond, Dripping Springs Community Mission Project*
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Conditional Use Permit

- D. Sign Variance Request – Live Oak Child Development Center, 27979 Ranch Road 12, *Christine Petrunin, Owner*
 - 1. Presentation
 - 2. Sign Administrator's Report
 - 3. Public Hearing
 - 4. Sign Variance Request from Section 7.1, Prohibited Signs, (j) Pole Signs, to Use an Existing Pole Sign Structure
 - 5. Sign Variance Request from Section 8.1.4, Setback from Right-of-Way, to Erect A Monument Sign Within the Setback from Right-of-Way

- E. Ordinance No. 1220.56 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification from Agriculture (AG) to Industrial (I) with a conditional overlay of non-permitted uses of the following property located in Hays County, Texas: 14.49 acres, more or less, out of the E.B. Hargraves Survey, Abstract No. 240, in Hays County, Texas (Centerlake Business Park, 14101 West Highway 290)
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Ordinance No. 1220.56

- F. Ordinance No. 1220.57 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification from Agriculture (AG) to Industrial (I) with a conditional overlay of non-permitted uses of the following property located in Hays County, Texas: 14.477 acres, more or less, out of the E.B. Hargraves Survey, Abstract No. 240, in Hays County, Texas (Innerstep Office Park, 14141 West Highway 290)
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Ordinance No. 1220.57

- G. Ordinance No. 1220.58 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of Charro Ranch Park, 64.72 Acres of Land out of the Thomas R. Jackson League Abstract No. 9 in Hays County, Texas located at 22690 FM 150 from Agricultural (AG) to Public Park (PP)
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Ordinance No. 1220.58

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)

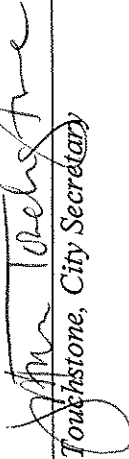
VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, August 10, 2010 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, August 9, 2010 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, August 24, 2010 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, August 2, 2010 at 5:30 p.m.

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 23rd of July, 2010 at 5:10 o'clock P.M.



Jo Ann Touchstone, City Secretary