



City of Dripping Springs

P.O. Box 384

Dripping Springs, Texas 78620

(512) 858-4725

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CITY OF DRIPPING SPRINGS PLANNING AND ZONING COMMISSION

Regular Meeting Agenda

Tuesday, August 24, 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, July 27, 2010

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

A. Master Signage Plan – At Home in the Hills, 2200 US Highway 290 West,

Richard and Susan Santamaria, Owners

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Master Signage Plan
 - a. Variance Request to Allow Prohibited Pole Sign
 - b. Variance Request to Allow Prohibited Electronic Sign
 - c. Variance Request to Allow Non-conforming Monument Sign

B. Conditional Use Permit to Allow for the use of to Operate a Brew Pub (dba

“The Barber Shop”) at 207 Mercer Street, MC3 Brewing, LLC, Owner

1. Presentation
2. Planning Director's Report
3. Public Hearing

- 4. Conditional Use Permit

- C. Special Exception – Lot 311 Goodnight Trail, *Larry McClung, Owner*
 - 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 5.15.1, “Locational Criteria & Height” for fences in residential areas

- D. Replat – Lot 3, Ramsey Ranch, located at the southeast intersection of US Hwy 290 and Hays Country Acres Road, *Randy Voorheis, Firle Voorheis Partnership, LLP, Owners*
 - 1. Presentation
 - 2. Planning Director’s Report
 - 3. Public Hearing
 - 4. Replat

- E. Site Plan – Trudy’s Texas Star, 13000 Highway 290 West, *Eric Pickle, Nofalia, Inc., Owner*
 - 1. Presentation
 - 2. Planning Director’s Report
 - 3. Public Hearing
 - 4. Variance Request from Site Development Ordinance 52 B, Sec.10.C.25, to Exceed Cut and Fill Standard
 - 5. Site Plan

- F. Final (Short Form) Plat and Construction Plans - Bush Ranch, Phase 2, Sec 1, *Jacy Warwick, P.E., CMA Engineering*
 - 1. Presentation
 - 2. Planning Director’s Report
 - 3. Public Hearing
 - 4. Final Plat
 - 5. Construction Plans

VI. NEW BUSINESS

Consideration and Possible Action on:

- A. Amendment No. 1 to the Agreement Concerning Creation and Operation of Hays County Municipal Utility District No. 4 and Lands Within the District
 - 1. Public Hearing
 - 2. Approval of Amendment No. 1

VII. EXECUTIVE SESSION

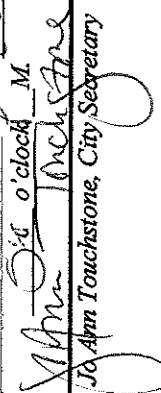
The Planning & Zoning Commission for the City of Dripping Springs reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (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 14, 2010 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, September 13, 2010 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, September 28, 2010 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, September 13, 2010 at 5:30 p.m.

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 on the 10th of August, 2010 at

Attest:

 Ann Touchstone, City Secretary