

**City of Dripping Springs  
Planning and Zoning Commission**

**Regular Meeting Agenda  
Tuesday, November 19, 2013  
7:00 PM**

**511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL**

Commission Members

Larry McClung - Chair	Mim James – Vice Chair	Josef Martin
Kim Hubbard	Erik Burgeson	Whit Smith
James Martin		

City Staff/Appointed Officials  
City Administrator Michelle Fischer  
Planning Director Jon Thompson  
City Secretary Jo Ann Touchstone  
City Attorney Alan Bojorquez

**II. EXECUTIVE SESSION**

*The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter 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).*

- A. Consultation with City Attorney Regarding Proposed Development Agreement Between the City of Dripping Springs and Development Solutions CAT, LLC for the Caliterra Subdivision, located at 26465 Ranch Road 12 (also known as, 591 acres +/- out of the Philip A. Smith Survey, Abstract 0415, Hays County, Texas, approximately 1.3 miles south of the US 290/RR12 intersection on RR12)  
*(Consultation with City Attorney 551:071)*

**III. PLEDGE OF ALLEGIANCE**

- A. Pledge of Allegiance

**IV. PRESENTATION OF 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 Mayor. The Mayor and City Council may establish a time limit as necessary.*

**V. MINUTES**

- A. Approval of Regular Meeting Minutes, October 22, 2013

**VI. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS/DEVELOPMENT AGREEMENTS**

***Consideration and Possible Action On:***

- A. Preliminary Plat - Blue Blazes Ranch, 1559 US Hwy. 290 E, Replat of Vista Ranch, Tract A, Tracts A-1, A-2, and A-3, James Smith, Owner
1. Presentation
  2. Planning Director's Report
  3. Public Hearing
  4. Preliminary Plat
- B. Special Exception - Shops at the Springs, 333 US Hwy. 290 E, Lots 5 and 6, to exceed Height Regulations, Code of Ordinances, Chapter 30, "Zoning," Section 3.12.3(a), David Browne, BCL Walker, LLC, Owner
1. Presentation

2. Planning Director's Report
3. Public Hearing
4. Special Exception
- C. Special Exception - Shops at the Springs, 333 US Hwy. 290 E, Lots 5 and 6, to exceed Number of Stories Allowed, Code of Ordinances, Chapter 30, "Zoning," Section 3.12.3(a), David Browne, BCL Walker, LLC, Owner
- D. Special Exception - YMCA, 27216 Ranch Road 12, special exception from the Dripping Springs Code of Ordinance, Chapter 30 "Zoning," Exhibit A "Zoning Ordinance," Section 3.12.5(d) Special Requirements for Temporary Facilities, Thom Ziegenbein, Springs Family, YMCA, Representative
  1. Presentation
  2. Planning Director's Report
  3. Public Hearing
  4. Special Exception
- E. Sign Variance Requests for Ranch 2 Runway Inc., located at 27490 Ranch Road 12, Danielle Lombino, Owner
  1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Sign Variance Request to Allow a Business in a Multi-Unit Property to Have Two Projecting Signs (Section 26.07.002 (2) Multi-Unit Property (E))
  5. Sign Variance Request to Exceed Maximum Area Allowed for a Projecting Sign (Section 26.06.068 (c) )

**VII. BUSINESS**

*Consideration and Possible Action On:*

- A. Dripping Springs Sustainable Places Project Draft Report

**VIII. ADJOURN**

**IX. ANNOUNCEMENTS**

- A. City Council Meeting, December 10, 2013, at 6:00 p.m.
- B. Regular Parks & Recreation Meeting, December 9, 2013 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, December 17, 2013 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, December 2, 2013 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, December 16, 2013 at 6:30 p.m.
- F. Regular Farmers Market Board Association Meeting, December 10, 2013 at 10:00 a.m.

*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 .*

*EMH November 2013 @ 4:00 pm*

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 Jo Ann Touchstone, City Secretary

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. 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.*