

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

**Regular Meeting Agenda  
Tuesday, January 28, 2014  
7:00 PM**

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

7:00 p.m.

**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).*

**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 Chair. The Chair may establish a time limit as necessary.*

**V. MINUTES**

- A. Approval of Regular Meeting Minutes, December 17, 2013
- B. Approval of Special Meeting Minutes, January 7, 2014

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

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

- A. Ordinance No. 1220.90 - An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the Subdivision Known as Poundhouse Hills III, from Agriculture (AG) to Single-Family-Moderate Density (SF-2), *Steve Smith, Applicant*
  - 1. Presentation
  - 2. Planning Director's Report
  - 3. Public Hearing
  - 4. Ordinance No. 1220.90
- B. Ordinance No. 1220.91 - An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the Property Located at 103 Creek Road from Two-Family Duplex (SF-4) to Local Retail (LR), *Sarah D'Angelo, Applicant*
  - 1. Presentation

2. Planning Director's Report
  3. Public Hearing
  4. Ordinance No. 1220.91
- C. Ordinance No. 1220.92 - An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the Properties Located on Grand Prairie Circle described as 3.465 acres and 1.72 acres out of the A0415 Philip A Smith Survey, Hays County, Texas (R17944 and R18128), from Commercial Services (CS) to General Retail (GR) for the 1.72 acre tract, and leaving the 3.465 acre tract as Commercial Services (CS), *City of Dripping Springs, Petitioner*
1. Planning Director's Report
  2. Public Hearing
  3. Ordinance No. 1220.92
- D. Preliminary Plat - Caliterra, Phase 1 located at 26465 Ranch Road 12 (aka 210.330 acres +/- out of the Philip A. Smith Survey, Abstract 0415, Hays County, Texas, approximately 1.3 miles south of the US 290/RR12 intersection), *Felix Manka, P.E., CMA Engineering*
1. Presentation
  2. Planning Director's Report
  3. Public Hearing
  4. Preliminary Plat
- E. Sign Variance Request to Allow a Monument Sign Less than 8 Feet Back from the Street Right-of-Way for CST #1318 (Valero Energy Corporation Corner Store #1318), located at 13810 Sawyer Ranch Road, *Cindy Housos, Comet Signs, Applicant's Representative*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request
- F. Sign Variance Request to Allow a Monument Sign for a Multi-Unit Complex to Exceed 6 Feet in Height for Arbor Center, located at 800 Highway 290 West, *Mark Lander, Representative of Arbor Center Condominium Owners Association*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request
- G. Sign Variance Requests to Allow a Menu Board and to Exceed the Maximum Number of Projecting Signs Allowed for a Single Business for Chicken Express, located at 230 East Highway 290, *Terry Hamilton, Applicant*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request to Allow a Menu Board
  5. Variance Request to Exceed the Maximum Number of Projecting Signs Allowed for a Single Business
- H. Land Use: Enactment of procedures and criteria for the modification, relocation or vacation of certain platted building lines and/or public easements, amendment to Subdivision Ordinance, Chapter 28, Exhibit A of Code of Ordinances.
1. Staff Report
  2. Public Hearing
  3. Ordinance
- I. Land Use: Application from Mr. Bob Wilson for modification or relocation of

certain platted building lines located at Lot 4, Sportsplex Subdivision No. 3, Hays County, Texas (also known as 391 Sportsplex Drive)

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

**VII. REPORTS**

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

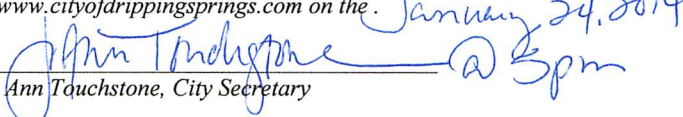
- A. Update on Transportation Plan

**VIII. ADJOURN**

**IX. ANNOUNCEMENTS**

- A. City Council Meeting, February 11, 2014, at 7:00 p.m.
- B. Regular Parks & Recreation Meeting, February 10, 2014 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, February 25, 2014 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, February 3, 2014 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, February 10, 2014 at 6:30 p.m.
- F. Regular Farmers Market Board Association Meeting, February 10, 2014 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*

*January 24, 2014*  
  
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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.*