



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

October 23, 2012

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

Larry McClung - Chair	Ted Lehr	Mim James	Josef Martin
Danny Hubbard- Vice Chair	Whit Smith	Erik Burgeson	

City Staff/Appointed Officials

City Administrator Michelle Fischer	Planning Director Jon Thompson
City Secretary Jo Ann Touchstone	City Attorney Alan Bojorquez
City Engineer Rick Coneway	

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance

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, September 25, 2012

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

Consideration and Possible Action on:

- A. Replat - Lots 1, 2, and 3 Breed Hill, and 10.20 acre Irene Breed Tract, located on the north side of US 290 west of Dripping Springs between McGregor Lane and Farrell Lane, *Carolyn Gully, et al, owners*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Replat
- B. Replat - Lanier Ranch Addition of Tract 1E-1 & Tract 2, Lanier Ranch Addition, located on the northern side of the intersection of Onion Creek Lane and Darden Hill Road, Mark Rutledge and Diane Steinbrueck, *Applicants*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Replat

C. Replat - Lot 1, Driftwood Baptist Church, located at 13540 FM 150 West, Jerry Allen, Trustee

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

D. Site Plan - Sawyer Ranch 33 Regional Detention and Water Quality Pond, approximately 2 acres located on the south side of US Hwy 290, approximately 700 LF west of Sawyer Ranch Road, David Price, P.E., Engineer

1. Presentation
2. Planning Director's Report
3. Public Hearing
4. Variance request from the Code of Ordinances Sec. 28.04.018, cut and fills, to exceed a maximum of six (6) feet
5. Site Plan

E. Site Plan - Valero Retail Store, 13810 Sawyer Ranch Road, David Price, P.E., Engineer & Pete Sitterle, Comet Signs/Owner's Representative

1. Presentation
2. Planning Director's Report
3. Public Hearing
4. Sign Variance Request to exceed the maximum signable area allowed for a projecting sign
5. Sign Variance Request to allow an electronic LED changeable fuel price sign
6. Sign Variance Request to exceed the maximum signable area for a monument sign for a single business
7. Sign Variance Request to allow an off premise ingress/directional sign
8. Sign Variance Request to exceed the cumulative total signable area allowed for a single unit property
9. Site Plan

F. Preliminary and Final Plat - Belterra Commercial, Parcel E-1 (Trinity Hills Apartments), located at the northeast corner of Belterra Dr. and Trinity Hills Dr., Robert Ruggio, Cadence Development, Inc.

1. Presentation
2. Planning Director's Report
3. Public Hearing
4. Preliminary and Final Plat

G. Site Plan - Belterra Commercial, Parcel E-1 (Trinity Hills Apartments), located at the northeast corner of Belterra Drive and Trinity Hills Drive, Robert Ruggio, Cadence Development, Inc.

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

VI. BUSINESS

Consideration and Possible Action On:

A. Ordinance No. 1220.75 - An Ordinance amending the City of Dripping Springs Code of Ordinances, Chapter 30 "Zoning", Appendix E "Zoning Use Charts", modifying and creating uses for Commercial Services (CS), Industrial (I), and Light Industrial (LI)

1. Planning Director's Report
2. Public Hearing
3. Ordinance No. 1220.75

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

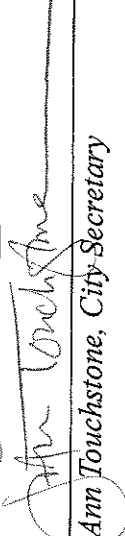
- A. Regular City Council Meeting, November 13, 2012 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, November 12, 2012 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, November 27, 2012 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, November 5, 2012 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, November 5, 2012 at 6:30 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 14th of October, 2012 at

5:00 o'clock P. M.



Jo Ann Touchstone, City Secretary