

**CITY OF DRIPPING SPRINGS  
PLANNING AND ZONING COMMISSION**

**Regular Meeting Agenda  
November 27, 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**

**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, October 23, 2012

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

***Consideration and Possible Action on:***

- A. Ordinance No. 1220.76 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification from Agricultural (AG) to General Retail (GR) and Creating a Zoning Overlay Limiting Impervious Cover to 60% on Average for the Entire Tract for the Following Property: Sawyer Ranch 33, Tract One (10.2556 acres) located at the southwest corner of the intersection of US 290 and Sawyer Ranch Road, *Thomas Sawyer and Norma Cleveland, Sawyer-Cleveland Partnership, Ltd., David Price, P.E.*
  - 1. Presentation
  - 2. Planning Director's Report
  - 3. Public Hearing
  - 4. Ordinance No. 1220.76
  
- B. Conditional Use Permit for 580 Spanish Oak Trail to allow the Keeping of Horses on a Residential Lot for Recreational Use, *Carrie & Derek Peterson, Applicants*
  - 1. Presentation

2. Planning Director's Report
  3. Public Hearing
  4. Conditional Use Permit
- C. Conditional Use Permit for 332 Mercer Street, dba Mercer Street Dance Hall, to allow the Sale of Alcoholic Beverages (beer and wine) at a Dance Hall, *Nicholas Dotin, Applicant*
1. Presentation
  2. Planning Director's Report
  3. Public Hearing
  4. Conditional Use Permit
- D. Master Park Plan for Reunion Ranch Subdivision, located at the intersection of FM 1826 and Reunion Ranch Blvd, *Mark W. Smith, PLA, ASLA, RVi*
1. Presentation
  2. Staff Report
  3. Parks & Recreation Commission Report
  4. Public Hearing
  5. Master Park Plan
- E. Sign Variance Request for Reunion Ranch Subdivision, located at the intersection of FM 1826 and Reunion Ranch Blvd, *Adib R. Khoury, Vice President, Taylor Morrison of Texas, Inc.*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Sign Variance Request from Section 26.06.064 Monument Signs: Subdivisions, to allow two monument signs at the entrance to a residential subdivision
- F. Sign Variance Requests for Kirby McInerney LLP, located at 101 N. College Street, *Joanne Cicala Inscore, Applicant*
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Sign Variance Request from Section 26.07.001 Historic District (1) Permissible Signs, to allow a pole sign
  5. Sign Variance Request from Section 26.07.001 Historic District (3) Restrictions (B), to allow a sign to exceed four feet in height

## **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, December 11, 2012 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, December 10, 2012 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, December 18, 2012 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, December 3, 2012 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, December 10, 2012 at 6:30 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](http://www.cityofdrippingsprings.com) on the \_\_\_\_\_ of \_\_\_\_\_, 2012 at  
\_\_\_\_\_ o'clock \_\_\_M.

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*Jo Ann Touchstone, City Secretary*