

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

**Regular Meeting Agenda
Tuesday, March 25, 2014
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).

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, January 28, 2014
- B. Approval of Regular Meeting Minutes, February 25, 2014

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

Consideration and Possible Action On:

- A. Special Exception, 23455 FM 150, Special Exception from the Dripping Springs Code of Ordinances, Chapter 30 "Zoning," Exhibit A "Zoning Ordinance," Section 3.14 .7(c) to Allow for the Permanent Use of an Airstream Travel Trailer as a Serving Station and Occasional Office, (*Twisted X Brewery*) *Ted Stewart, Applicant*
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing
 - 4. Special Exception
- B. Conditional Use Permit, 275 Old Highway 290, to Allow for the Open/outdoor Storage of Construction Equipment, *Chris Staff, Applicant*
 - 1. Presentation
 - 2. Planning Director's Report
 - 3. Public Hearing

4. Conditional Use Permit
- C. Special Exception, 275 Old Highway 290, Special Exception from the Dripping Springs Code of Ordinances, Chapter 30 "Zoning," Exhibit A "Zoning Ordinance," Section 3.12.5.(b) to Allow for a mobile office to be used as an office, *Chris Staff, Applicant*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Special Exception
- D. Conditional Use Permit, 211 Mercer Street, to Allow for the Operation of a Wine Bar, *John McIntosh, Applicant*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Conditional Use Permit
- E. Ordinance No. 1220.92 - An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the Following Property Located Within the City of Dripping Springs Corporate City Limits: 102.5 acres of the P.A. Smith Survey located in the 29000 block of Ranch Road 12, approximately 1500 feet north of the intersection of RR12 and Goodnight Trail, from Single-Family Moderate Density (SF-2) with Conditional Overlay to Single-Family Attached Residential District (SF-5) Garden Home with Conditional Overlay, *John Doucet, PE, Doucet & Associates, Applicant, for Monte Lynn Glosson, Trustee for Johnny Franklin Glosson Estate*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Ordinance No. 1220.92
- F. Special Exception, 400 Old Fitzhugh Road - Special Exception from the Dripping Springs Code of Ordinances, Chapter 30 "Zoning", Exhibit A "Zoning Ordinance", Section 3.12 .5(d) for the permanent use of two portable buildings for retail service business purposes, (*Goodie Two Shoes*) *Christine Ann, Applicant*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Special Exception
- G. Ordinance No. 1220.93 - An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the Following Properties Located Within the City of Dripping Springs Corporate City Limits: Lots 1, 2, and 3 of the Burrows Subdivision, located at the end of EMS Drive approximately 300 feet northeast of the intersection of Sportsplex Drive and EMS Drive, from Single-Family Two-Family (SF-4) to Multi-Family Residential (MF), *Dirk Gosda, Sunrise Company, on behalf of Carter Breed, The Burrows @ Dripping Springs, L.P.*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Ordinance No. 1220.93
- H. Vacation of Lots 1, 2, and 3 of the Burrows Subdivision, the Condominium Subdivision Plat and Construction Plans for The Burrows Condominiums, *Carter Breed, The Burrows @ Dripping Springs, L.P.*
 1. Presentation
 2. Planning Director's Report

3. Public Hearing
4. Vacation of Burrows Subdivision, Lots 1-3
- I. Condominium (Final) Plat and Construction Plans - Lots 1, 2, and 3 of the Burrows, *Dirk Gosda, Sunrise Company, Applicant*
 1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Construction Plans
 5. Condominium Subdivision Plat
- J. Sign Variance Requests to Allow a Projecting Sign to Exceed the Maximum Height of 54 inches and to Allow an alternative Lighting Standard, Rockstar Performance Shop, LLC, 1016 Pier Branch Rd., *Derek C. Robinson, Applicant*
 1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Sign Variance Request to Allow a Projecting Sign to Exceed the Maximum Height of 54 inches
 5. Sign Variance Request to Allow an Alternative Lighting Standard
- K. Sign Variance Request to Allow a Monument Sign to Exceed 6 feet in Height, Well Yeah Cakes, 28109 Ranch Road 12, *Krystal DeVazier, Applicant*
 1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Sign Variance Request

VII. ADJOURN

VIII. ANNOUNCEMENTS

- A. City Council Meeting, April 8, 2014, at 7:00 p.m.
- B. Regular Parks & Recreation Meeting, April 14, 2014 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, April 22, 2014 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, April 7, 2014 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, April 14, 2014 at 6:30 p.m.
- F. Regular Farmers Market Board Association Meeting, April 8, 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 on the

21st of March 2014 @ 5:00pm

 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.