

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

**Regular Meeting Agenda
Tuesday, June 24, 2014
7:00 PM**

511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Larry McClung - Chair

Kim Hubbard

James Martin

Mim James – Vice Chair

Erik Burgeson

Josef Martin

Whit Smith

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

Consideration and Possible Action On:

A. Approval of May 27, 2014 Meeting Minutes

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

Consideration and Possible Action On:

A. Preliminary Plat, Founder's Ridge, located just north of Legacy Trails subdivision on the east side of RR12 (102.479 acres, Philip A. Smith Survey #26, A0415), David Morales, P.E., Doucet & Associates

1. Presentation

2. Planning Director's Report

3. Parks & Recreation Commission Report

4. Public Hearing

5. Parkland Dedication

6. Variance from City of Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 12.2.1 "Easements" to reduce a public utility easement width from 20 feet to 15 feet

7. Preliminary Plat

B. Preliminary Plat, Reunion Ranch located approximately 1 mile north on FM1826 on the southeast side of the road (523.96 acres, William Carlton Survey, Abs. No.

- 124; S.J. Whatley Survey No. 22, Abs. 18; Richard Hayley Survey, Abs. No. 124), *Brett Pasquarella, PE, Carlson Brigance & Doering, Applicant*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Preliminary Plat
- C. Replat, Crooked Oaks, Lot 5, located at the end of Pin Oak Drive and Post Oak Drive, *Edmund Kunz, Jr., Applicant*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Replat
- D. Replat, Sunset Canyon, Section 1C, Lot 17 and Variance from Dripping Springs Code of Ordinances, Ch 28, Exhibit A, Section 14.6, located at 3975 E US Highway 290 (approximately 800 feet east of the intersection of US 290 and Trautwein Road on the north side of US 290), *Ken and Milena Christopher, Applicant*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Variance from the Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 14.6 "Minimum Lot Sizes in Extra Territorial Jurisdiction (ETJ)," to allow a lot smaller than the minimum 1.5 acres required
 5. Replat
- E. Conditional Use Permit for 332 Mercer Street (Mercer Street Dance Hall), *Nick Dotin, Applicant*
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Conditional Use Permit
- F. Sign Variance Request from Mercer Street Dance Hall to allow a Changeable Copy Sign on an Existing Pole Sign (located at 332 Mercer Street)
1. Presentation
 2. Historic Preservation Commission Report
 3. Sign Administrator's Report
 4. Public Hearing
 5. Variance Request to Allow A Changeable Copy Sign on An Existing Pole Sign
- G. Sign Variance Request for Butler Ranch Estates Subdivision Entrance Sign (located at subdivision entrance in 400 block of Butler Ranch Rd)
1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Variance Request to Exceed the Maximum Area Allowed for a Subdivision Entrance Monument Sign
- H. Sign Variance Request for Rim Rock Subdivision Entrance Sign (located at subdivision entrance in the 16100 Block of Crystal Hill Drive)
1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Variance Request to Exceed the Maximum Area Allowed for a Subdivision

Entrance Monument Sign

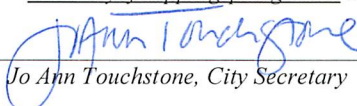
- I. Sign Variance Request for Saratoga Hills Subdivision Entrance Sign (located on Gato Del Sol Ave. near its intersection with Trautwein Rd.)
 1. Presentation
 2. Sign Administrator's Report
 3. Public Hearing
 4. Variance Request to Exceed the Maximum Area Allowed for a Subdivision Entrance Monument Sign
 5. Variance Request to Allow A Sign to Be Located in the Right-of-Way

VII. **ADJOURN**

VIII. **ANNOUNCEMENTS**

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



Jo Ann Touchstone, City Secretary

*John D. June 2014
2:5:00 p.m.*

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.