

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

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

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

Regular Meeting

**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 Kerri Craig 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 Regular Meeting Minutes, September 23, 2014

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

*Consideration and Possible Action On:*

A. Replat of Lot 14A of the Amended Plat of Lot 9D & Lot 14, Mountain Oaks Subdivision, *Grady T. Moore*

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

B. Ordinance No. 1220.100 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following properties located within the Corporate City Limits: 26155 Ranch Road 12 and an adjacent 1.28 acre tract out of the PA Smith Survey, ABS 415 (not addressed) from Two Family Residential – Duplex (SF-4) to Commercial Services (CS), *Joy Purcell and Eluturio Falcon*

1. Presentation
2. Planning Director's Report
3. Public Hearing
4. Ordinance No. 1220.100

- C. Ordinance No. 1220.101 - An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located within the Corporate City Limits: 1.551 acre tract of out of the PA Smith Survey, ABS 415 (not addressed), located on Counts Estates Drive, from Single Family Residential – Moderate Density (SF-2) to Government, Utility, Institution (GUI), *Greg Perrin, General Manager, Dripping Springs Water Supply Corporation*
  - 1. Presentation
  - 2. Planning Director's Report
  - 3. Public Hearing
  - 4. Ordinance No. 1220.101
- D. Sign Variance Requests for multi-unit monument sign for the Arbor Center, located at 800 HWY 290 West, *Mark Lander, Property Manager and Agent, Arbor Center COA*
  - 1. Presentation
  - 2. Sign Administrator's Report
  - 3. Public Hearing
  - 4. Variance Request to exceed maximum height allowed for a multi-unit monument sign
  - 5. Variance Request from the requirement that the applicant bring all outdoor lighting on the subject property into compliance with the Lighting Ordinance regulations

**VII. Workshop**

*No action to be taken*

- A. Ordinance No. 1220.98: An Ordinance of the City of Dripping Springs amending the City Code of Ordinances, Chapter 30 Zoning, Exhibit A, adding a new residential zoning density, establishing regulations and permitted uses; and providing for the following: findings of fact; enactment; repealer; severability; codification; effective date; and proper notice & meeting.
- B. Report on Proposed Expansion of Historic District and Proposed Historic Overlay District

**VIII. ANNOUNCEMENTS**

- A. Regular Historic Preservation Commission Meeting, November 3, 2014 at 5:30 p.m.
- B. Regular Parks & Recreation Meeting, November 10, 2014 at 6:00 p.m.
- C. Regular Farmers Market Board Association Meeting, November 11, 2014 at 10:00 a.m.
- D. City Council Meeting, November 11, 2014, at 7:00 p.m.
- E. Regular Planning & Zoning Commission Meeting, November 18, 2014 at 7:00 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](http://www.cityofdrippingsprings.com) on the 24 of Oct, 2014 at 5 o'clock P.M.*

  
 Stephanie Hansmann, Deputy City Secretary

*Meetings are held at City Hall 511 Mercer Street, Dripping Springs, TX.*

*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.*