

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

**Regular Meeting Agenda**

**June 24, 2008**

**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

Chair-Craig Koenig

Kimberly Gerlovich

Ted Lehr

Vice Chair-Danny Hubbard

Larry McClung

Craig Osborn

Charlie Busbey

City Staff/Appointed Officials

City Administrator Michelle Fischer

City Secretary Jo Ann Touchstone

Deputy City Administrator Ginger Faught

City Attorney Alan Bojorquez

Development Coordinator Jon Thompson

City Engineer Rick Coneway

**II. PLEDGE OF ALLEGIANCE**

A. Pledge of Allegiance

B. Pledge to the Texas Flag – *Honor the Texas Flag; I pledge allegiance to thee,  
Texas, one state under God, one and indivisible.*

**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 on each citizen wishing to speak.*

1. Oaths of Office

**IV. MINUTES**

A. Approval of Regular Meeting Minutes, May 27, 2008

**V. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS**

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

**A. Conditional Use Permit to allow a business office at Lot 7-8, Block 10, Original Town of Dripping Springs, (112 South Bluff St.), which is zoned Two-Family Residential Duplex (SF-4)**

1. Development Coordinator's Report

2. Public Hearing

3. Conditional Use Permit

**B. Conditional Use Permit, to allow the replacement of an existing manufactured home on property at 100 Glosson Drive, which is zoned Commercial Services (CS)**

1. Development Coordinator's Report

2. Public Hearing

3. Conditional Use Permit

**C. Lots 7 & 8, Block A, Ruby Ranch Phase 7 – Replat (West Bartlett Drive)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Replat

**D. Lots 12 & 13, Bear Creek Estates - Replat (8000 White Hawk Circle)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Replat

**E. Ordinance No. 1220.36– An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the City of Dripping Springs City Limits, Hays County, Texas: 62.244 acres in the George W. Lindsay Survey, Abstract No. 289, Hays County, Texas from Agricultural (AG) to Public Park (PP) with a conditional overlay (29401 RR 12 N) (Harrison Ranch Park)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Ord. No. 1220.36

**F. Ordinance No. 1220.37 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the City of Dripping Springs City Limits, Hays County, Texas: Lots 1 and 16, Block B, Dripping Springs Heights, from Single Family Residential-Low Density (SF-1) to Commercial Services (CS) (1111 Hwy 290 W) (Trailhead)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Ord. No. 1220.37

**G. Ordinance No. 1220.38– An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the City of Dripping Springs City Limits, Hays County, Texas: ABS 415 9-3116-01-10 Phillip A Smith Survey, 1.69 acres from Two Family Residential-Duplex (SF-4) to General Retail (GR) (205 Creek Road)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Ord. No. 1220.38

**H. Dripping Springs Independent School District High School – Concept Plan (940 Hwy 290 W)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Concept Plan

**I. Best Western – Site Plan (3400 E Hwy 290 West)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Variance to Exceed Maximum Cut and Fill (Site Development Ordinance Section 13.1)
5. Parkland Dedication
6. Site Plan

**J. McDonald’s – Site Plan (The Springs Retail Center, 333 Hwy 290 West)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Site Plan

**VI. OLD BUSINESS**

*Consideration and Possible Action on:*

- A. Ordinance No. 1250.19 – An Ordinance Enacting Volume 2, Article 15, Chapter 18 of the Dripping Springs Code of Ordinances; Establishing Regulations for Signs in the City Limits and Extraterritorial Jurisdiction (ETJ); Providing for the Following; Rules; Standards; Procedures; Criminal Penalties; and, Severability
  - 1. Staff Report
  - 2. Public Hearing
  - 3. Ordinance No. 1250.19

**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, July 8, 2008
- B. Regular Parks & Recreation Commission Meeting, July 28, 2008
- C. Regular Planning & Zoning Commission Meeting, July 22, 2008
- D. Regular Historic Preservation Commission Meeting, July 7, 2008
- E. Regular Founders Day Commission Meeting, TBD

**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 Dripping Springs Postal Service Building on the \_\_\_\_\_ of \_\_\_\_\_, 2008 at \_\_\_\_\_ o’clock \_\_M. I further certify that the following News media was properly notified of this meeting as stated above: Century News and News Dispatch.*

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*Jo Ann Touchstone, City Secretary*