

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

Regular Meeting Agenda

April 22, 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.

IV. MINUTES

A. Approval of Regular Meeting Minutes, March 25, 2008

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

Consideration and Possible Action on:

A. Ordinance No. 1220.33 – 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: 10.00 Acres of land out of the E.B Hargraves Survey No. 4, Abstract No. 240, Same being a part of a Called 2055.90 Acres, Save and Except 438.43 Acres and 13.21 Acres conveyed in a Partition Deed to First International Bank in Houston, N.A. ET AL, Recorded in Volume 317, Page 167, Deed Records of Hays County, Texas from AG – Agricultural to I – Industrial with a Conditional Overlay (Vitolich)

1. Presentation
2. Development Coordinator's Report
3. Public Hearing

4. Ordinance No. 1220.33

- B. Ordinance No. 1220.34 – 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: 40.58 acre tract of land out of the Thomas R. Jackson Survey, Hays County, Texas (23127 W RR 150) (City of Dripping Springs South Regional Wastewater Treatment Plant Site) from AG – Agricultural to GUI – Governmental/Utility/Institutional
 - 1. Development Coordinator’s Report
 - 2. Public Hearing
 - 3. Ordinance No. 1220.34

- C. Chase Bank, 200 East U.S. Hwy 290 – Site Development
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Site Development Permit

- D. Development Agreement between the City of Dripping Springs and Center Lake Business Park, Inc., Center Springs Business Park, LLC and Mitchell Whiddon Office Park, Inc. - 14.49 Acres (Tract 5) which was Conveyed to Billie Wayne Key and Charlotte E. Key, in a Warranty Deed Recorded in Volume 561, Page 862, of the Real Property Records of Hays County, Texas, (Located at 14101 West Hwy 290) and 14.477 Acre, 630,624 Square Foot Tract of Land out of the E.B. Hargrave Survey, Abstract No. 240, Hays County, Texas, and being that same tract called 14.49 acres as Described in a Deed to Mitchell Whiddon, Recorded in Volume 1252, Page 244, Official Public Records of Hays County, Texas, (Located at 13701 West Hwy 290)
 - 1. Presentation
 - 2. Staff Report
 - 3. Public Hearing
 - 4. Variances/Special Exceptions/Waivers
 - a. Alternative Landscaping Regulations
 - b. Alternative Exterior Design Regulations
 - c. Variance to Exceed Maximum Cut and Fill (Site Development Ordinance Section 13.1)
 - 5. Waiver of a Portion of Building Code Fees
 - 6. Development Agreement

VI. NEW BUSINESS

Consideration and Possible Action on:

- A. Ord. No. 1760.01- An Ordinance of the City of Dripping Springs Establishing Regulations for Regulating the Drilling and Production of Oil or Gas Wells within the City
 - 1. Public Hearing
 - 2. Ordinance. No. 1760.01

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, May 13, 2008
- B. Regular Parks & Recreation Commission Meeting, April 28, 2008
- C. Regular Planning & Zoning Commission Meeting, May 27, 2008
- D. Regular Historic Preservation Commission Meeting, May 5, 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.

Jo Ann Touchstone, City Secretary