

**AGENDA  
CITY OF DRIPPING SPRINGS  
PLANNING AND ZONING COMMISSION  
Tuesday, April 24, 2007  
Regular Meeting - 7:00 p.m.**

**CITY HALL, 550 EAST HWY 290 WEST, DRIPPING SPIRNGS, TEXAS**

*This facility is wheelchair accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact City Hall at 512/858-4725 (Fax:858-5446) for further information.*

**I. MEETING CALLED TO ORDER AND ROLL CALL:**

Chair-Craig Koenig	Vacant	Vacant
<u>Commission Members:</u>	Danny Hubbard	Ted Lehr
	Ed Michal – Vice Chair	Craig Osborn

City Staff/Appointed Officials:

City Secretary Amanda Craig      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 and indivisible.*

**III. PRESENTATIONS BY CITIZENS**

*Discussion open to floor 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 27, 2007

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

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

- A. **McDowell Ball Field – Site Development – 160 Cross Creek**
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Consideration of Site Development Permit Approval
- B. **Keller Lake – Site Development - 1601 Brownson Lane**
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Variance Request from Site Development Ordinance, Section 13, Cut and Fill
  - 5. Consideration of Site Development Permit Approval
- C. **Bush Ranch (Ledge Stone), Phase 1 – Subdivision Vacate and Replat – North side of Hwy 290 between Nutty Brown Rd and Heritage Oaks Dr.**
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Consideration of Subdivision Vacation and Replat Approval
- D. **Shops at Highpointe – Site Development – 13429 US 290 West**
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Consideration of Site Development Permit Approval
- E. **Development Agreement between the City of Dripping Springs and Arrowhead Crossing, Ltd** (Approximately 361.83 Acre Tract of land Out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas)
  - 1. Presentation
  - 2. City Staff Report

3. Public Hearing
4. Consideration of Variance Requests from Technical Construction Standards & Specifications Manual, Section 2.3.2; Table 7.3, Summary of Hays County Road Standards, Road Standards for Local Street
  - i. Average Daily Trips per single family home
  - ii. Design Speed
  - iii. Minimum Right of Way Width
  - iv. Width of Traveled Way
  - v. Width of Shoulders or Curb
  - vi. Minimum Centerline Radius
  - vii. Minimum Tangent Length between Reverse Curves
  - viii. Minimum Tangent Length at Intersection Approach
  - ix. Minimum Radius for Edge of Pavement at Intersections
  - x. Minimum Court Inside Pavement Radius
  - xi. Minimum Court Right of Way Radius
  - xii. Maximum Grade
  - xiii. Minimum Median Width
5. Consideration of Variance Requests from Technical Construction Standards & Specifications Manual, Section 2.3.2; Table 7.3, Summary of Hays County Road Standards, Road Standards for Minor Collector
  - i. Average Daily Trips per single family home
  - ii. Design Speed
  - iii. Minimum Right of Way Width
  - iv. Width of Traveled Way
  - v. Width of Shoulders or Curb
  - vi. Minimum Centerline Radius
  - vii. Minimum Tangent Length between Reverse Curves
  - viii. Minimum Tangent Length at Intersection Approach
  - ix. Minimum Radius for Edge of Pavement at Intersections
  - x. Minimum Court Inside Pavement Radius
  - xi. Minimum Court Right of Way Radius
  - xii. Maximum Grade
  - xiii. Minimum Median Width
6. Variance Request from Site Development Ordinance, Section 13.2, Cut & Fill
7. Recommendation on Parkland and Open Space Plan
8. Consideration of Development Agreement Approval

**F. Ordinance No. 1803.48 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following properties located in the City of Dripping Springs City Limits, Hays County, Texas:**

1. Approximately 361.83 Acre Tract of land Out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas, (Arrowhead/Star D Ranch, Forestar Real Estate Group) from AG, Agricultural to GR-General Retail District, SF-5 - Single-Family Attached Residential-Garden Home District, and SF-2 - Single-Family Residential-Moderate Density District
2. Development Coordinator's Report
3. Public Hearing on Proposed Zoning Classification Changes
4. Approval of Ordinance No. 1803.48

**IV. 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 matters 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), and 551.086 (Economic Development)

**VI. ANNOUNCEMENTS**

- A. Regular City Council Meeting, May 8, 2007 at 7:00 pm
- B. Regular Parks & Recreation Commission Meeting, May 21, 2007 at 6:00 pm
- C. Regular Planning & Zoning Commission Mtg. May 22, 2007 at 7:00 pm
- D. Regular Historic Preservation Commission Mtg. May 2, 2007 at 6:00pm

**VII. ADJOURN**

*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 Bldg. on the \_\_\_\_\_ of \_\_\_\_\_, 2007 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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*Amanda Craig, City Secretary*

