

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

**Regular Meeting Agenda  
December 16<sup>th</sup>, 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 as necessary.*

**IV. MINUTES**

- A. Approval of Regular Meeting Minutes, November 18, 2008

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

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

**A. Site Development – Hill Country Horsepower Ranch – 451 South Canyonwood, Ed and Georgina Taddia, Owners**

- 1. Presentation
- 2. Staff Report
- 3. Public Hearing
- 4. Variance to Exceed Maximum Cut and Fill (Site Development Ordinance Section 13.1)
- 5. Site Development

**B. Ordinance No. 1220.42 – 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: 3.45 acre tract of Land Being a Portion of Lot 2, Block C, Poundhouse Hills II from Agricultural (AG) to Single-Family Residential District Moderate Density (SF-2), Stephen Smith, Morningstar Development, LLC**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Ord. No. 1220.42

**C. Ordinance No. 1220.43 – 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: 21.126 acre tract of land out of the Edward W. Brown Survey, No. 136,A-44, Hays County, Texas from Agricultural (AG) to Government/Utility/Institutional (GUI) 29400 Ranch Road 12 N (Dripping Springs Elementary School), *Mard Herrick, Ph.D, Superintendent***

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Ord. No. 1220.43

**D. Dripping Springs Ranch, Phase 2, Lot 1A, 160 Brady Pass – Replat, *Owner, Margie B. Anderson***

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

## **VI. BUSINESS**

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

- A. Ordinance No.1220.39: An Ordinance of the City of Dripping Springs Amending the City's Zoning Ordinance to restrict ability to resubdivide contrary to restrictive covenants/deed restrictions and amend minimum lot sizes
  1. Staff Report
  2. Public Hearing
  3. Discussion of Ordinance No. 1220.39
  4. Appointment of Sub Committee
  
- B. Ordinance No. 1350.01 - An Ordinance of the City of Dripping Springs Establishing Definitions, Establishing Regulations for the Placement of HUD-Code Manufactured Housing, Prohibiting the Placement of Mobile Homes (Manufactured prior to June 15, 1976) in the City, Providing for Licenses for Manufactured Housing Communities, Water and Sewer
  1. Staff Report
  2. No Action to be Taken

## **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, January 13, 2009
- B. Regular Parks & Recreation Commission Meeting, January 26, 2009
- C. Regular Planning & Zoning Commission Meeting, January 27, 2009
- D. Regular Historic Preservation Commission Meeting, January 5, 2009
- E. Regular Founders Day Commission Meeting, January 6, 2009

## **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*