

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

**Regular Meeting Agenda
February 26, 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

Vice Chair-Danny Hubbard

Kimberly Gerlovich

Larry McClung

Charlie Busbey

Ted Lehr

Craig Osborn

City Staff/Appointed Officials

City Engineer Rick Coneway

City Secretary Jo Ann Touchstone

Development Coordinator Jon Thompson

City Attorney Alan Bojorquez

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. CONSENT

A. Approval of Regular Meeting Minutes, January 22, 2008

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

Consideration and Possible Action on:

A. Lot 3, Green Hills Subdivision – Re-plat (North Green Hills Loop, North of FM 1826)

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Re-plat

B. Counts Estates – Preliminary Plat (East terminus of Blue Ridge Drive and the southern side of Butler Ranch Road)

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

4. Variance Request from Subdivision Ordinance 1230.7, Section 13.1; The Length, Width and Shapes of Blocks
 5. Variance Request from Subdivision Ordinance 1230.7, Section 14.3; Irregular Shaped Lots
 6. Variance Request from Subdivision Ordinance 1230.7, Section 14.5; Double Frontage Lots
 7. Preliminary Plat
- C.** Key Ranch Balance Area Subdivision - Preliminary Plat (Hwy 290 West and Trautwein Road)
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Preliminary Plat
- D.** Walgreens # 12029 - Site Development Plan (Intersection of Hwy 290 West and RR 12 South)
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Special Exception from Zoning Ordinance 1220.10, Section E 5.6.2 (46); Commercial Parking Requirements
 5. Site Development Plan
- E.** Ordinance No.1220.31 – A Ordinance of the City of Dripping Springs Changing the Zoning Classification of Lots 1 & 2, Block A, North Forty Addition, Dripping Springs, currently zoned Commercial Services (CS) and Manufactured Homes (MH) to Commercial Services (CS) Entirely
1. Public Hearing
 2. Ord. No. 1220.31
- F.** Request from Java Sea Traders (located at 911 Highway 290 West) for a Special Exception from Zoning Ordinance 1220.10, Section 5.6.2 (20); Commercial Parking Requirements
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Consideration of Special Exception
- G.** Request from DeLamarter Family for a Special Exception from Zoning Ordinance 1220.10, Section E 5.34.8; A Special Exception to allow a Permitted Home Occupation to operate in an Accessory Building (100 Oak Springs Drive)
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Consideration of Special Exception

VI. NEW BUSINESS

Consideration and Possible Action on:

- A.** Ordinance No. 1220.30: An Ordinance Amending the City of Dripping Springs Zoning Ordinance 1220.10, Section E 5.36; Home Occupation Regulations—Uses Allowed
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Ord. No. 1220.30

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, March 18, 2008
- B. Regular Parks & Recreation Commission Meeting, March 24, 2008
- C. Regular Planning & Zoning Commission Meeting, March 25, 2008
- D. Regular Historic Preservation Commission Meeting, March 3, 2008
- E. Regular Founders Day Commission Meeting, March 3, 2008

IX. 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 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