

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

Regular Meeting Agenda

January 27, 2009

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, December 16, 2008

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

Consideration and Possible Action on:

**A. Concept Plan - MAK Foster Ranch, LP Commercial Tract, *Dean Koleada,
P.E. ,Makar Properties, LLC***

1. Presentation

**B. 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

- C. Poundhouse Hills, Phase 2, Lot 2, Block C, Shawnee Trail – Replat, Stephen Smith, Owner**
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Replat

- D. Ledgestone Properties Office Complex – Site Development Plan, 235 Ledgestone Drive, Felix Manka and Robert Callegari, Owners**
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Site Development Plan

- E. Bella Vista, Phase One, 163.65 Acres of Land out of the Texas Central RR. Co. Survey Abstract No. 621 – Final Plat, Scott Tomhave, Owner**
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Final Plat

- F. Broadway Bank, Variance Request to Exceed the Cumulative Total Signable Area for a Single Unit Property, Section 9.2.1 - 320 East Hwy 290, Paul Rohlf, Budget Signs**
 - 1. Presentation
 - 2. Sign Administrator’s Report
 - 3. Public Hearing
 - 4. Variance

VI. 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)

VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, February 10, 2009
- B. Regular Parks & Recreation Commission Meeting, February 23, 2009
- C. Regular Planning & Zoning Commission Meeting, February 24, 2009
- D. Regular Historic Preservation Commission Meeting, February 2, 2009
- E. Regular Founders Day Commission Meeting, February 3, 2009

VIII. 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 _____, 2009 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