

**AGENDA
CITY OF DRIPPING SPRINGS
PLANNING AND ZONING COMMISSION
Tuesday, July 25, 2006
Regular Meeting - 7:00 p.m.**

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	Clarence Cobb	Vacant
<u>Commission Members:</u>	Danny Hubbard	Ted Lehr
	Ed Michal	Craig Osborn

<u>City Staff/Appointed Officials:</u>	
City Administrator Michelle Fischer	Deputy City Administrator Ginger Faught
City Secretary Amanda Craig	City Attorney Alan Bojorquez
	Development Coordinator Jon Thompson

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 – June 27, 2006

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

Consideration and Possible Action on:

- A. Highpointe, Phase 3, Section 2A Construction Plans
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Construction Plans
- B. Hays County MUD #5, Phases 1B & 1C, Subsurface Drip Irrigation System Site Development Permit
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Site Development Permit
- C. Lot 4, Green Hills, Replat
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Replat
- D. Creek Road Ranch, Section 3 Final Plat and Construction Plans
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Construction Plans
 - 5. Final Plat
- E. Scenic Greens Concept Plan (Conservation Design Subdivision)
 - 1. Presentation

- F. Request from De Vos Custom Woodworking for Use Permit to operate a Custom Cabinet and Woodworking Business at Lot 2, Quail Farms Subdivision (1451 Hwy 290 W), Dripping Springs, Texas
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Use Permit

VI. NEW BUSINESS

Consideration and Possible Regarding:

- A. Historic Preservation Ordinance No. 1290.3
 - 1. Public Hearing
 - 2. Approval of Ordinance No 1290.3
- B. Historic Preservation District Ordinance No. 1295.1
 - 1. Public Hearing
 - 2. Approval of Ordinance No. 1295.1
- C. Resolution No. 2006-18 Historic Preservation Implementation Manual
 - 1. Public Hearing
 - 2. Approval of Resolution No. 2006-18
- E. Ordinance No. 1803.43 – A 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 38.833 acres out of the ABS 222 Benjamin F. Hanna Survey (Dripping Springs High School) currently zoned Agriculture (AG) to Government/Utility/Institutional (GUI)
 - 2. Approximately 6.41 acres, Lot 1, 2, 3, & 4, of the Dripping Springs Commercial & Industrial Park (Dripping Springs High School) currently zoned Agriculture (AG) to Government/Utility/Institutional (GUI)
 - 3. Approximately 1.5873 acres, Lot 1, Peabody Place (Dripping Springs High School) currently zoned Agriculture (AG) to Government/Utility/Institutional (GUI)
 - 4. Approximately 5.01 acres out of the ABS 415 P.A. Smith Survey No. 26, (28900 Ranch Road 12, Dripping Springs United Methodist Church) currently zoned Agriculture (AG) to Government/Utility/Institutional (GUI)
 - 5. Approximately 102.35 acres out of the P.A. Smith Survey, Abstract A-415 (29220 Ranch Road 12) currently zoned Agriculture (AG) to Single Family Residential—Moderate Density (SF-2)
 - 6. Lots 1 & 2, Blue Ridge Subdivision, Section 1 (26210 & 26222 Ranch Road 12) currently zoned Single Family Residential—Low Density (SF-1) to Local Retail (LR)
 - 7. Lot 3, Blue Ridge Subdivision, Section 1 (26228 Ranch Road 12) currently zoned Single Family Residential—Low Density (SF-1) to Local Retail (LR)
 - 8. Public Hearing on Proposed Zoning Classification Changes
 - 9. Approval of Ordinance No. 1803.43
- F. Appointment of Commission Vice Chair

VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, August 8, 2006 at 7:00 pm
- B. Regular Parks & Recreation Commission Meeting, August 28, 2006 at 7:00 pm
- C. Regular Planning & Zoning Commission Mtg. August 22, 2006 at 7:00 pm
- D. Regular Historic Preservation Commission Mtg. August 2, 2006 at 6:00pm
- E. **Special Planning & Zoning Commission Mtg., July 31, 2006 at 6:00 pm**

VIII. 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 _____, 2006 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

Amanda Craig, City Secretary