

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

**Regular Meeting Agenda**

**June 23, 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

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 Special Meeting Minutes June 2, 2009

**V. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS  
Consideration and Possible Action on:**

A. Ordinance No. 1220.45 – 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: Garnett Subdivision, Lots 1 & 2, from SF-1 – Single Family Residential – to GUI –Government/ Utility/ Institution (*Dripping Springs United Methodist Church, 28708 Ranch Road 12, Chuck Lemmond, Board of Trustees Chairman*)

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Ordinance No. 1220.45

B. Poundhouse Hills, Section 2, Lot 2, Block C – Replat, *Stephen Smith, Owner*

1. Presentation
2. Development Coordinator's Report

3. Public Hearing
  4. Replat
- C. Memory Lane Event Center – Site Development, *KC Memory Lane, Mike Morgan, Owner*
1. Presentation
  2. Development Coordinator’s Report
  3. Public Hearing
  4. Site Development
- D. Mountain Oaks Subdivision, Lot 9 – Replat, *Shirley Ann Combs, Owner*
1. Presentation
  2. Development Coordinator’s Report
  3. Public Hearing
  4. Replat
- E. Highpointe Subdivision, Phase 5, Section 1 – Final Plat
1. Presentation
  2. Development Coordinator’s Report
  3. Public Hearing
  4. Final Plat
- F. Founders Memorial Park Parking Lot Site Plan, *480 Founders Park Road*
1. Presentation
  2. Development Coordinator’s Report
  3. Public Hearing
  4. Site Plan
- G. Highpointe Subdivision Master Signage Plan – Sign Variance Request, *BHM Highpointe, Ltd., Tim Sawtelle*
1. Presentation
  2. Sign Administrator’s Report
  3. Public Hearing
  4. Sign Variance Request from Section 8.1.4, Minimum 8 Foot Setback from Right-of-Way
- H. Belterra Commercial Development Agreement between the City of Dripping Springs and MAK Foster Ranch, L.P concerning 106.35 acres of land out of the William S. Holton Survey No. 57, the Alec Mc Gown Survey No. 699, the John Sellars Survey No.3, and the E.B. Hargraves Survey No.4, Hays County, Texas, and being a 101.35 acre portion of that certain 603.58 acre tract of land as conveyed to CPH Foster Ranch, L.P. by special warranty deed recorded in Volume 1763, Page 304, of the official public records of Hays County, Texas, said CPH Foster Ranch, L.P. now known as Mak Foster Ranch, L. P. according to that certain affidavit of name change recorded in Volume 1988, Page 701 of the official public records of Hays County, Texas, together with all of Lot 1, Block C, Belterra Phase Two, Section 5B, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 186, of the plat records of Hays County, Texas
1. Development Coordinator’s Report
  2. Public Hearing
  3. Variances/Waivers/Alternative Standards
    - a. Site Development Ordinance--Allowable Cut & Fill, Clearing, Rough-cutting , and Demolition
    - b. Subdivision Ordinance--Sidewalks
    - c. Technical Construction Standards& Specifications Manual and Water Quality Protection Ordinance--Impervious Cover
    - d. Zoning Ordinance--Gross Floor Area of Non-residential Structures
    - e. Lighting Ordinance--Alternative Standards
    - f. Technical Construction Standards & Specifications Manual--Traffic Calming Measures

- g. Sign Ordinance--Maximum Number of Real Estate Signs Permitted Per Lot
  - h. Landscaping Ordinance--Alternative Standards
  - i. Exterior Design & Architectural Standards Ordinance--Alternative Standards
4. Development Agreement

**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, July 14, 2009
- B. Regular Parks & Recreation Commission Meeting, July 27, 2009
- C. Regular Planning & Zoning Commission Meeting, July 28, 2009
- D. Regular Historic Preservation Commission Meeting, July 6, 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.

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*Jo Ann Touchstone, City Secretary*