

**AGENDA
CITY OF DRIPPING SPRINGS
PLANNING AND ZONING COMMISSION
Tuesday, May 22, 2007
Regular Meeting - 7:00 p.m.**

**FUTURE CITY HALL/DRIPPING SPRINGS CHURCH OF CHRIST BUILDING
511 MERCER STREET, DRIPPING SPIRNGS, TEXAS**

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	Vacant	Vacant
<u>Commission Members:</u>	Danny Hubbard	Ted Lehr
	Ed Michal – Vice Chair	Craig Osborn
<u>City Staff/Appointed Officials:</u>		
City Secretary Amanda Craig	Development Coordinator Jon Thompson	
City Engineer Rick Coneway	City Attorney Alan Bojorquez	
City Administrator Michelle Fischer		

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-April 24, 2007
- B. Approval of Special Meeting Minutes-April 30, 2007

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

Consideration and Possible Action on:

- A. **Rim Rock Subdivision, Phase 3, Section 3-Final Plat & Construction Plans (located on FM 1826)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Final Plat & Construction Plans
- B. **Cunningham Orthodontics-Site Development (located at 131 Benney Lane)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Site Development Permit
- C. **Home Depot-Site Development (located at Highway 290 & Ranch Road 12 S.)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Site Development Permit
- D. **Ledge Stone Amenity Center-Site Development (located at 295 Ledge Stone Dr.)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Variance Request from Site Development Ordinance No. 52B, Section 10.C.24, Cut & Fills
 - 5. Site Development Permit

- E. Lot 8, JR Ragland Survey-Site Development (located at 1320 Highway 290 W.)**
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Site Development Permit
- F. Overlook at the Preserve-Site Development (located at 1300 Highway 290 East)**
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Variance Request from Site Development Ordinance, Section 13.2, Cut & Fill
 5. Site Development Permit
- G. Jordyn's Closet-Conditional Use Permit for Operating a Clothing Retail Shop on Property Zoned SF2-Residential Two Family (located at 28515 Ranch Road 12 N.)**
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Conditional Use Permit
- H. Ordinance No. 1220.17-An Amendment to Ordinance No. 1220.10 Zoning Ordinance, Section E. Home Occupation Regulations**
1. City Staff Report
 2. Public Hearing
 3. Approval of Ordinance No. 1220.17
- I. Ordinance No. 1803.49-An Ordinance of the City of Dripping Springs Changing the Zoning Classification of Tract 76 A-2, Replat of The Remainder of Tract 76A, Springlake & Subdivision of Reed Acreage, Hays County, Texas, Vol. 9, Pg. 46-47 of plat records of Hays County, Texas, from AG-Agricultural to CS-Commercial Services**
1. Development Coordinator's Report
 2. Public Hearing
 3. Approval of Ordinance No. 1803.49
- J. Driftwood Development Agreement between the City of Dripping Springs and M. Scott Roberts, Individually, and the Roberts Family Partnership (approximately 539.12 acres out of the Freeloove Woody Survey and Fannie A.D. Darden Survey, located on FM 1826, Driftwood, TX 78619)**
1. Presentation
 2. City Staff Report
 3. Public Hearing
 4. Variance Requests from Subdivision Ordinance
 - (a) Section 4.8(1)10 and Section 4.9.1(d) Identification of Trees
 - (b) Section 14.6 Minimum Lot Sizes in the Extraterritorial Jurisdiction
 - (c) Section 15 Sidewalks
 5. Variance Requests from Water Quality Protection Ordinance
 - (a) Section 7.4(k) Allowable Development in Water Quality Buffer Zone
 - (b) Section 7.2 Water Quality Buffer Zone determined according to size of drainage basin
 - (c) Section 8.1 Minimum Setback from Critical Environmental Features
 6. Variance Requests from Site Development Ordinance, Section 13.2, Cut & Fill
 7. Variance Request from Sign Ordinance, Section VI. Sign Standards, Location
 8. Variance Requests from Technical Construction Standards & Specifications Manual, Section 2.3.2; Table 7.3, Summary of Hays County Road Standards, Road Standards for Local Street
 - (a) Design Speed
 - (b) Minimum Right of Way Width
 - (c) Width of Traveled Way
 - (d) Minimum Centerline Radius
 - (e) Minimum Tangent Length between Reverse Curves
 - (f) Minimum Radius for Edge of Pavement at Intersections
 - (g) Minimum Court Inside Pavement Radius
 - (h) Minimum Court Right of Way Radius
 9. Variance Requests from Technical Construction Standards & Specifications Manual, Section 2.3.2; Table 7.3, Summary of Hays County Road Standards, Road Standards for Minor Collector
 - (a) Design Speed
 - (b) Width of Traveled Way
 - (c) Minimum Centerline Radius
 - (d) Minimum Tangent Length between Reverse Curves
 - (e) Minimum Radius for Edge of Pavement at Intersections
 - (f) Minimum Court Inside Pavement Radius

- (g) Minimum Court Right of Way Radius
- 10. Recommendation on Parkland & Open Space Plan
- 11. Development Agreement

VI. NEW BUSINESS

Consideration and Possible Action on:

- A. Recommendation Regarding Ordinance No. 1520.2: An Ordinance Amending the City of Dripping Springs Parkland Dedication Ordinance No. 1520.1

VII. EXECUTIVE SESSION

The Planning and Zoning Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss matters 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), and 551.086 (Economic Development)

- A. Consultation with City Attorney regarding Draft City of Dripping Springs Transportation Plan (551.071)

VIII. ANNOUNCEMENTS

- A. Regular City Council Meeting, June 12, 2007 at 7:00 pm
- B. Regular Parks & Recreation Commission Meeting, June 25, 2007 at 6:00 pm
- C. Regular Planning & Zoning Commission Mtg. June 26, 2007 at 7:00 pm
- D. Regular Historic Preservation Commission Mtg. June 6, 2007 at 6:00pm

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 Bldg. on the _____ of _____, 2007 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

