

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

Regular Meeting Agenda

May 26, 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

Vice Chair-Danny Hubbard

Kimberly Gerlovich

Larry McClung

Charlie Busbey

Ted Lehr

Vacant

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Development Coordinator Jon Thompson

City Secretary Jo Ann Touchstone

City Attorney Alan Bojorquez

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, April 28, 2009

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

A. Roger Hanks Apartments Site Development Permit extension request, Roger Hanks Park Subdivision, Lots 13 through 17, *Whit Hanks, Owner*

1. Presentation

2. Development Coordinator's Report

3. Public Hearing

4. Approval of Extension

B. Sign Variance Requests from Sign Ordinance No. 1250.19, Sections 7.1, 9.2.1, and 6.4 – Lock Tite Storage, 3000 E. Hwy 290, *James Schroeder, Manager*

1. Variance Request, Section 7.1, Prohibited Signs: Portable Signs

2. Variance Request, Section, 9.2.1, Cumulative Sign Limitations: Single Unit Property

3. Variance Request, Section 6.4, Nonconforming Signs: Permits for Other Signs

- C. Dripping Springs Independent School District (New High School) Package 4 Site Development Plan, 940 Hwy 290W, *Mard Herrick, Ph.D., Superintendent*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Site Plan
- D. Ordinance No. 1220.46 – 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: Peabody Plaza, Section 1, Lot 5 from AG – Agricultural to CS – Commercial, (*Gateway Medical Center, 2250 US Hwy 290, Mark J. Lander, Owner*)
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Ordinance No. 1220.46
- E. First Baptist Church, 203 W. US Hwy 290 – Special Exception from Zoning Ordinance 1220.01, Section 5.29, requirements for an increase to the building setback lines to the front, sides, and rear by one foot horizontally for every one foot the building exceeds the height limitation vertically due to hardship , *Charlie Haydon, Building Committee Chairman*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Special Exception
- F. Leal Vineyard – Site Plan, Phase 1, 3601 Creek Road, *Frank Leal, Owner*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Site Plan
- G. Dripping Springs Ranch, Phase 2, Tr 4 – Replat & Construction Plans, Fawn Meadow Drive and Cattle Trail Drive, *Gene Williams, Owner*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Replat & Construction Plans
- H. Rancho Bella – Preliminary & Final Plat, Fawn Meadow Drive and Cattle Trail Drive, *Gene Williams, Owner*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Preliminary & Final Plat
- I. Commercial Hall Tract Development Agreement between the City of Dripping Springs and Aus S.T. Kyle, Ltd, 17.5870 acres, situated in the George W. Lindsay Survey No. 138, Abstract No. 289, and the Edward W. Brown Survey No. 136, Abstract No. 44, both in Hays County Texas, Volume 2724, Page 103), *John Lloyd, Owner*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Alternate Standard to Allow Appropriation of Impervious Cover on a Lot by Lot basis, not to exceed eighty percent (80%) impervious cover on each lot and not to exceed sixty percent (60%) over the entire project
 5. Commercial Hall Tract Development Agreement

- J. Residential Hall Tract Development Agreement between the City of Dripping Springs and Aus S.T. Kyle, Ltd, 132.6017 acres, situated in the George W. Lindsay Survey No. 138, Abstract No. 289, the Edward W. Brown Survey No. 136, Abstract No. 44 and the Philip A. Smith Survey No. 26, Abstract No. 415, all in Hays County, Texas, Volume 2724, Page 103, *John Lloyd, Owner*
1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Variance from Subdivision Ordinance No. 1230.6, Section 11.3.4-- Approach Roads and Access:
Variance to allow a single point for vehicular access for a subdivision with more than 50 lots.
 5. Variance from Subdivision Ordinance No. 1230.6, Section 11.3.4(b) and Section 14.2—Lot Frontage:
Variance to allow a minimum lot frontage of 20 feet for flag lots.
 6. Variance from Subdivision Ordinance No. 1230.6, Section 14.3—Irregular Shaped Lots:
Variance to allow irregular shaped lots and/or flag lots
 7. Variance from Subdivision Ordinance No. 1230.6, Section 11.21.1—Maximum Block Length (Urban Subdivision):
Variance to allow residential blocks in an urban subdivision to exceed one thousand two hundred (1,200) feet between the center lines of intersections
 8. Variance from Subdivision Ordinance No. 1230.6 , Section 11.22—Cul-de-Sac:
Variance to Allow a Cul-de-Sac Street length in excess of 2000 feet
 9. Variance from Zoning Ordinance No. 1220.01, Section 3.4.4—Minimum Lot Setback Requirements:
Variance to allow a minimum of 10 foot side yard and 15 foot rear yard setbacks
 10. Variance from Zoning Ordinance No. 1220.01, Section 3.4.4—Area Regulations:
Variance to Allow up to 50% Impervious Cover on a Lot
 11. Variance from Zoning Ordinance No. 1220.01, Section 5.23—Flag Lots:
Variance to Allow Flag Lots in Excess of ten percent (10%) of the entire Subdivision.
 12. Residential Hall Tract 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, June 9, 2009
- B. Regular Parks & Recreation Commission Meeting, June 22, 2009
- C. Regular Planning & Zoning Commission Meeting, June 23, 2009
- D. Regular Historic Preservation Commission Meeting, June 1, 2009
- E. Regular Founders Day Commission Meeting, June 16, 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