

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

**Regular Meeting Agenda  
November 18, 2008  
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 Special Meeting Minutes, October 14, 2008
- B. Approval of Regular Meeting Minutes, October 28, 2008

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

***Consideration and Possible Action on:***

- A. Site Development - Dripping Springs Independent School District New High School, Package II – Parking and Road Improvements, *Mard Herrick, Ph.D.*
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Variance to Exceed Maximum Cut and Fill (Site Development Ordinance Section 13.1)
  - 4. Public Hearing
  - 5. Site Development
- B. Hall Tract – Development Agreement, 157.2938 acres, Geo. W. Lindsay Sur. No. 138, Abst. No. 289; the Edward W. Brown Sur. No. 136, Abst. No. 44, and the Philip A. Smith Sur. No. 26, Abst. No. 415, all in Hays County, Texas, *Aus S. T. Kyle, Ltd., Owner*

1. Presentation

## **VI. OLD BUSINESS**

### ***Consideration and Possible Action on:***

- A. Ordinance No.1220.39: An Ordinance of the City of Dripping Springs Amending the City's Zoning Ordinance to restrict ability to resubdivide contrary to restrictive covenants/deed restrictions and amend minimum lot sizes
  1. Staff Report
  2. Public Hearing
  3. Ordinance No.1220.39
- B. Ordinance No. 1350.01 - An Ordinance of the City of Dripping Springs Establishing Definitions, Establishing Regulations for the Placement of HUD-Code Manufactured Housing, Prohibiting the Placement of Mobile Homes (Manufactured prior to June 15, 1976) in the City, Providing for Licenses for Manufactured Housing Communities, Water and Sewer
  1. Staff Report
  2. Public Hearing
  3. Ordinance No.1350.01

## **VII. NEW BUSINESS**

### ***Consideration and Possible Action on:***

- A. Ordinance No. 1220.41 – An Ordinance of the City of Dripping Springs Amending Ordinance No. 1220.10, modifying the Zoning Use Chart for Local Retail (LR), General Retail (GR), and Commercial Services (CS) regarding certain financial institutions (banks, check cashing services, credit agency, savings and loan)
  1. Staff Report
  2. Public Hearing
  3. Ordinance No. 1220.41

## **VIII. 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)

## **IX. ANNOUNCEMENTS**

- A. Regular City Council Meeting, December 16, 2008
- B. Regular Parks & Recreation Commission December 15, 2008
- C. Regular Planning & Zoning Commission Meeting, December 16, 2008
- D. Regular Historic Preservation Commission Meeting, December 1, 2008
- E. Regular Founders Day Commission Meeting, December 2, 2008

## **X. 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 \_\_\_\_\_, 2008 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*