

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

**Regular Meeting Agenda
September 23, 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

Development Coordinator Jon Thompson

City Secretary Jo Ann Touchstone

City Attorney Alan Bojorquez

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, August 26th, 2008

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

Consideration and Possible Action on:

A. Preliminary Plat – Arrowhead Ranch, 2303 US Hwy 290 West, *Forestar
Realty, Darlene Louk*

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Preliminary Plat

B. Site Development Plan – Ridge at Ramsey Ranch, 2600 US Hwy 290 East,
Mike Firle and Randy Voorheis, Owners

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Site Development Plan

- C. Site Development Plan – Berg & Florio Medical Center, 421 & 451 Sportsplex Drive; Sportsplex Subdivision, Phase 3, Lots 5 & 6, *Berg & Florio OD, PA, Owner*
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Site Development Plan

- D. Site Plan - United States Post Office, 1500 US Hwy 290 West, Security State Plaza Subdivision, Lot 2
 - 1. Presentation
 - 2. Development Coordinator’s Report
 - 3. Public Hearing
 - 4. Site Plan

VI. REPORTS OF AGENCIES, COMMISSIONS & STAFF

- A. Development Coordinator Jon Thompson – Update Regarding Administrative Approvals

VII. NEW 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. Approval of Ordinance No.1220.39

- B. Ordinance No. 1220.40 – An Ordinance of the City of Dripping Springs Amending the City’s Subdivision Ordinance to restrict ability to resubdivide contrary to restrictive covenants/deed restrictions and amend minimum lot sizes
 - 1. Staff Report
 - 2. Public Hearing
 - 3. Approval of Ordinance No.1220.40

- C. 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. Approval of Ordinance No.1350.01

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, October 14, 2008
- B. Regular Parks & Recreation Commission Meeting, October 27, 2008
- C. Regular Planning & Zoning Commission Meeting, October 28, 2008
- D. Regular Historic Preservation Commission Meeting, October 6, 2008
- E. Regular Founders Day Commission Meeting, TBD

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