

**City of Dripping Springs  
Planning and Zoning Commission**

**Special Meeting Agenda  
Tuesday, January 7, 2014  
6:00 PM**

**511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL**

Commission Members

Larry McClung - Chair

Kim Hubbard

James Martin

Mim James – Vice Chair

Erik Burgeson

Josef Martin

Whit Smith

City Staff/Appointed Officials

City Administrator Michelle Fischer

Planning Director Jon Thompson

City Secretary Jo Ann Touchstone

City Attorney Alan Bojorquez

**II. 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 any matter 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).*

**III. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS/DEVELOPMENT AGREEMENTS**

***Consideration and Possible Action On:***

- A. Consideration of the proposed Development Agreement between the City of Dripping Springs and Development Solutions CAT, LLC for the Caliterra Subdivision, located at 26465 Ranch Road 12 (also known as, 591 acres +/- out of the Philip A. Smith Survey, Abstract 0415, Hays County, Texas, approximately 1.3 miles south of the US 290/RR12 intersection on RR12), addressing land use; infrastructure; parkland and open space; impervious cover; watershed protection; and variances on lot dimensions and setbacks; streets, driveways and sidewalks; cut, fill and slopes; lighting; and fiscal guarantees
1. Presentation
  2. Staff Report
  3. Public Hearing
  4. Variances & Alternative Standards addressing building setbacks, lot widths and depths, minimum lot area, lighting, approach roads and access, frontage on residential collector streets, residential block lengths, intersection streets, minimum lots sizes, sidewalks, performance guarantees, cuts, fills, irregular shaped lots, design speed, minimum centerline radius, minimum tangent length, minimum lot frontage, minimum drive spacing, width of shoulder, cul-de-sac right-of-way/pavement radius, knuckles, and side slopes on swales
  5. Development Agreement

**IV. BUSINESS**

***Consideration and Possible Action On:***

- A. Land Use: Policy Discussion and Recommendation to the City Council Regarding Approval Authority for Final Plats and Constructions Plans; Evaluation of Potential Role of the Planning and Zoning Commission and/or City Administrator in Expediting Approvals that Substantially Conform to Previously-

approved Preliminary Plats

**V. ADJOURN**

**VI. ANNOUNCEMENTS**

- A. City Council Meeting, January 14 , 2014, at 7:00 p.m.
- B. Regular Parks & Recreation Meeting, January 13, 2014 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, January 28 , 2014 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, February 3, 2014 at 5:30 p.m.
- E. Regular Founders Day Commission Meeting, January 13, 2014 at 6:30 p.m.
- F. Regular Farmers Market Board Association Meeting, January 14, 2014 at 10:00 a.m.

*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 the City Dripping Springs website,*

*[www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) on the . 3rd of January @ 5:02pm*

  
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Jo Ann Touchstone, City Secretary

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted.*

*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.*