

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

**Regular Meeting Agenda
Tuesday, July 22, 2014
7:00 PM**

511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Commission Members

Larry McClung - Chair	Mim James – Vice Chair	Josef Martin
Kim Hubbard	Erik Burgeson	Whit Smith
James Martin		

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. PLEDGE OF ALLEGIANCE

A. Pledge of Allegiance

IV. PRESENTATION OF 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 Chair. The Chair may establish a time limit as necessary.

V. MINUTES

Consideration and Possible Action On:

A. Approval of Regular Meeting Minutes, June 24, 2014

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

Consideration and Possible Action On:

- A. Preliminary Plat - Arrowhead Ranch, Phase 1, located at 2303 West Hwy 290 (62.1 acres of the 374.162 acres of the B. F. Hanna Survey No. 28, Abstract No. 222), Vince Musat, PE, Doucet & Associates, Applicant
1. Presentation
 2. Planning Director's Report
 3. Public Hearing
 4. Preliminary Plat
- B. Second Amendment to the Headwaters at Barton Creek Development Agreement by and between the City of Dripping Springs, Texas, and WFC Headwaters Owner VII, L.P., and Rathgeber Investment Company, Ltd. Concerning approximately 1,335.73 acres located on the northside of the intersection of US 290 and Hays Country Acres Road. (The Development Agreement was originally entered into by the City, Headwaters Development Co., and The Townes Family Trust on or about April 13, 2005, and was first amended on or about June 10, 2008.)

1. Presentation
2. Staff Report
3. Public Hearing
4. Proposed Amendment
 - a. Concept Plan
 - b. Parks & Open Space Plan
 - c. Variance Regarding Slope Construction
 - d. Variance to Allow Flag Lots
 - e. Right-of-Way Dedication
 - f. Hilltop Preservation
 - g. Trail Connectivity
 - h. Neighborhood Connectivity
 - i. Elementary School Site Option
 - j. Clarification of Correct Water Quality Plan
5. Approval of Amendment to Development Agreement

VII. BUSINESS

Consideration and Possible Action On:

- A. Update of Comprehensive Plan Implementation Guide to Adopt Transportation Goals

VIII. ADJOURN

IX. ANNOUNCEMENTS

- A. City Council Meeting, August 12, 2014, at 7:00 p.m.
- B. Regular Parks & Recreation Meeting, August 11, 2014 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, August 26, 2014 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, August 4, 2014 at 5:30 p.m.
- E. Regular Farmers Market Board Association Meeting, August 12, 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 on the . 18th of July, 2014 at 5:00pm


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.