

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

**Regular Meeting Agenda
Tuesday, September 23, 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	
Erik Burgeson	Kim Hubbard	James Martin
Josef Martin	Whit Smith	

City Staff/Appointed Officials

City Administrator Michelle Fischer	Planning Director Jon Thompson
City Secretary	City Attorney Alan Bojorquez

II. PLEDGE OF ALLEGIANCE

A. Pledge of Allegiance

III. 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.

IV. MINUTES

Consideration and Possible Action On:

A. Approval of Regular Meeting Minutes, August 26, 2014

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

Consideration and Possible Action On:

A. Final Plat-The Villages At Howard Ranch Subdivision, A Subdivision of 14.891 acres being the Gardens at Howard Ranch, in the Stiles Fowler Survey, Abstract 174 and Philip A. Smith Survey, Abstract 415, Hays County, Texas, *Howard Land and Cattle, Ltd.*

1. Presentation
2. Planning Director's Report
3. Public Hearing
4. Final Plat

B. Zoning Special Exception from the Setback Requirements for Lot 1A-a, The Commons @ Dripping Springs, *Melissa Huffman, Omni Group, Ltd.*

1. Presentation
2. Planning Director's Report
3. Public Hearing
4. Special Exception

VI. BUSINESS

Consideration and Possible Action On:

A. Ordinance No. 6300.12: An Ordinance Amending Chapter 28, Article 28.06 of the Dripping Springs Code of Ordinances to Create a Tree and Landscaping Escrow During Drought Conditions; And Providing for the Following: Findings of Fact; Enforcement, Including Criminal Fines Not To Exceed \$2,000.00 and Civil Penalties Not To Exceed \$500.00 Per Violation; Enactment; Repealer; Severability; Codification; Effective Date; And Proper Notice and Meeting.

1. Planning Director's Report
2. Approval of Ordinance No. 6300.12
- B. Ordinance No. 1220.97: An Ordinance of the City of Dripping Springs amending the City Code of Ordinances, Chapter 30 Zoning, Exhibit A, revising the use chart to include a private gaming club and defining private gaming club; and providing for the following: findings of fact; enactment; repealer; severability; codification; effective date; and proper notice & meeting.
 1. Planning Director's Report
 2. Public Hearing
 3. Approval of Ordinance No. 1220.97
- C. Ordinance No. 1220.98: An Ordinance of the City of Dripping Springs amending the City Code of Ordinances, Chapter 30 Zoning, Exhibit A, adding a new residential zoning density, establishing regulations and permitted uses; and providing for the following: findings of fact; enactment; repealer; severability; codification; effective date; and proper notice & meeting.
 1. Planning Director's Report
 2. Public Hearing
 3. Approval of Ordinance No. 1220.98

VII. 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).

VIII. ANNOUNCEMENTS

- A. City Council Meeting, October 14, 2014, at 7:00 p.m.
- B. Regular Parks & Recreation Meeting, October 6, 2014 at 6:00 p.m.
- C. Regular Planning & Zoning Commission Meeting, October 28, 2014 at 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, October 6, 2014 at 5:30 p.m.

IX. 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 the City Dripping Springs website, www.cityofdrippingsprings.com on the 9th of Sept, 2014 at 3 o'clock P.M.


Stephanie Hansmann, Deputy City Secretary

Meetings are held at City Hall 511 Mercer Street, Dripping Springs, TX. 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.