

**AGENDA**  
**CITY OF DRIPPING SPRINGS**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, August 28, 2007**  
**Regular Meeting - 7:00 p.m.**

**511 MERCER STREET, DRIPPING SPRINGS, TEXAS**

*This facility is wheelchair accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact City Hall at 512/858-4725 (Fax:858-5646) for further information.*

**I. MEETING CALLED TO ORDER AND ROLL CALL:**

Chair-Craig Koenig	Kimberly Gerlovich	Craig Osborn
Vice Chair – Danny Hubbard	Ted Lehr	Vacant
<u>Commission Members:</u>	Larry McClung	

City Staff/Appointed Officials:

City Administrator Michelle Fischer	Development Coordinator Jon Thompson
City Secretary Amanda Craig	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**

*Discussion open to floor 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 on each citizen wishing to speak*

**IV. MINUTES**

- A. Approval of Regular Meeting Minutes-July 24, 2007

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

**Consideration and Possible Action on:**

**A. Ordinance No. 1220.19 and Ordinance 1220.20- –Ordinances of the City of Dripping Springs Changing the Zoning Classification and enacting Conditional Overlay Regulations of the following property located in the City of Dripping Springs City Limits, Hays County, Texas:**

- 1. Approximately 10.0 acres of land, Tract A, Sawyer Springs Subdivision, recorded in Volume 12, Page 240, Plat Records, Hays County, Texas less 0.27 acres of land donated to Hays County as right of way for Sawyer Ranch Road (located on the southeast corner of the intersection of Sawyer Ranch Road and US Hwy 290) currently zoned Agriculture (AG) to General Retail (GR)
- 2. Development Coordinator's Report
- 3. Public Hearing
- 4. Ordinance No. 1220.19
- 5. Ordinance No. 1220.20

**B. Belterra, Phase 4, Section 18 - Final Plat and Construction Plans**

- 1. Presentation
- 2. Development Coordinator's Report
- 3. Public Hearing
- 4. Final Plat and Construction Plans

**C. Belterra, Phase 4, Sections 12A and 14 - Final Plat and Construction Plans**

- 1. Presentation
- 2. Development Coordinator's Report
- 3. Public Hearing
- 4. Final Plat and Construction Plans

**D. Belterra, Phase 4, Section 21A - Final Plat and Construction Plans**

- 1. Presentation
- 2. Development Coordinator's Report
- 3. Public Hearing
- 4. Final Plat and Construction Plans

**E. Belterra Phase 5, Section 10 - Final Plat and Construction Plans**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Final Plat and Construction Plans

**F. Belterra, Phase 2, Section 9A, Lot 1, Block – Replat (1001 Belterra Drive)**

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

**G. Linwood Estates - Preliminary Plat**

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

**H. Rutherford West, Section 4 - Final Plat and Construction Plans**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Final Plat and Construction Plans

**I. Flores Mexican Restaurant - Site Development (1711 A US Hwy 290 W)**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Variance Request from Site Development Ordinance No. 3000.1, Section 13.2, Cut & Fills
5. Site Development

**J. Berdoll Subdivision – Variance Request (61.295 acres in the James B. Pier Survey, located on Deerfield Road)**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Variance Request from Subdivision Ordinance No. 1230.7, Section 14.2, Frontage

**K. Conditional Use Permit for 27950 Ranch Road 12 to Operate a Landscaping Supply Business on Property Zoned Commercial Services**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Conditional Use Permit

**L. Conditional Use Permit for 611 Post Oak Drive to allow two (2) cows on Property Zoned Single Family Residential Low Density**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Conditional Use Permit

**M. CVC DS, LP (The Springs Retail Center) Planned Development District Agreement & Ordinance – Philip A Smith Survey 7.86 acres (333 East Hwy 290 West)**

1. Presentation by Applicant
2. City Staff Report
3. Public Hearing
4. Variance Requests  
Sign Ordinance Section VI, Sign Standards  
A1 Off Premise Signs

- G1 Quantity of Business Signs
- G5 Quantity of Free Standing Signs per Public Right-of-Way

Outdoor Lighting Ordinance  
Alternative Lighting Regulations

Site Development Ordinance  
13.1 Cut and Fill

- 5. Planned Development District Ordinance No. 1220.18 – An Ordinance of the City of Dripping Springs establishing regulations and guidelines for Planned Development District No. 2
- 6. Planned Development District Agreement

**VI. NEW BUSINESS**

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

- A. Sign Ordinance No. 1250.19: An Ordinance of the City of Dripping Springs Establishing Sign Regulation of the City of Dripping Springs and the Extraterritorial Jurisdiction of the City of Dripping Springs, Hays County, Texas, and Providing for Penalties for Violation thereof.

**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 matters 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), and 551.086 (Economic Development)

**VIII. ANNOUNCEMENTS**

- A. Regular City Council Meeting, September 11, 2007 at 7:00 pm
- B. Regular Parks & Recreation Commission Meeting, September 24, 2007 at 6:00 pm
- C. Regular Planning & Zoning Commission Mtg. September 25, 2007 at 7:00 pm
- D. Regular Historic Preservation Commission Mtg. September 10, 2007 at 6:00pm
- E. Regular Founders Day Commission Mtg. September 10, 2007 at 6:30pm

**IX. ADJOURN**

*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 Bldg. on the \_\_\_\_\_ of \_\_\_\_\_, 2007 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*

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*Amanda Craig, City Secretary*

