

**AGENDA**  
**CITY OF DRIPPING SPRINGS**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, August 22, 2006**  
**Regular Meeting - 7:00 p.m.**

*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:858-5446) for further information.*

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

Chair-Craig Koenig	Clarence Cobb	Vacant
<u>Commission Members:</u>	Danny Hubbard	Ted Lehr
	Ed Michal	Craig Osborn

City Staff/Appointed Officials:

City Administrator Michelle Fischer	Deputy City Administrator Ginger Faught
City Secretary Amanda Craig	City Attorney Alan Bojorquez
City Engineer, Rick Coneway	Development Coordinator Jon Thompson

**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 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 25, 2006
- B. Approval of Special Meeting Minutes – July 31, 2006

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

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

**A. Dripping Springs Retail Center Planned Development District Agreement & Ordinance – Located at Hwy 290 and Ranch Road 12**

- 1. Presentation by Applicant
- 2. Presentation by Planned Development District Committee
- 3. City Staff Report
- 4. Public Hearing
- 5. Modifications from Zoning Ordinance Requirements (based on Draft “Q” of Proposed Zoning Ordinance)
- 6. Code Modification Requests:
  - Planned Development District Ordinance
  - 4.3 Open Space
  - 5.6.2 Development Standards
  - 5.10.3(h) General Arrangement of Land Uses & Buildings

Sign Ordinance Section VI, Sign Standards

- A1 Off Premise Signs
- C1 Sign Surface Area Limits of Business Signs
- G1 Quantity of Business Signs
- G5 Quantity of Free Standing Signs per Public Right-of-Way
- G6 Quantity of Multi-Use Signs

Outdoor Lighting Ordinance  
Alternative Lighting Regulations

Subdivision Ordinance  
19.2.1 Creeks & Drainage

Site Development Ordinance  
13.1 Cut and Fill

7. Approval of Planned Development District Agreement
8. Approval of Planned Development District Ordinance

**B. Ruby Pit Site Development – Located at 6025 FM 967 Buda, TX**

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

**C. Dripping Springs Medical Center Site Development – Lot 3, Sportsplex Subdivision No. 3, Located at Sportsplex Dr.**

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

**D. Sunset Hills Final Plat --Located at North Canyonwood Dr.**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Final Plat

**E. Belterra, Phase 4, Section 1 Construction Plans/Site Development**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Construction Plans/Site Development

**F. Benney Subdivision, Lot 1A Replat—Located at Benney Ln./Mighty Tiger Ln.**

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

**G. Scenic Greens Development Agreement and Conservation Subdivision Concept Plan – Located at Hwy 290 and McGregor Lane**

1. Presentation
2. City Staff Report
3. Parks & Recreation Commission Report
4. Public Hearing
5. Development Agreement

**VI. NEW BUSINESS**

*Consideration and Possible Regarding:*

**A. Ordinance No. 3500.11 – An Ordinance Amending Water Quality Protection Ordinance No. 3500.10**

1. City Engineer and Development Coordinator Report
2. Public Hearing
3. Approval of Ordinance No. 3500.11

**VII. OLD BUSINESS**

*Consideration and Possible Regarding:*

**A. Appointment of Vice Chair**

**VIII. ANNOUNCEMENTS**

- A. Regular City Council Meeting, September 12, 2006 at 7:00 pm
- B. Regular Parks & Recreation Commission Meeting, August 28, 2006 at 7:00 pm
- C. Regular Planning & Zoning Commission Mtg. September 26, 2006 at 7:00 pm
- D. Regular Historic Preservation Commission Mtg. September 6, 2006 at 6:00pm

**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 \_\_\_\_\_, 2006 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*

