

**CITY OF DRIPPING SPRINGS  
PLANNING AND ZONING COMMISSION**

**Regular Meeting Agenda  
Tuesday, December 18, 2007  
7:00 p.m.**

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

*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.*

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

Commission Members

Chair-Craig Koenig

Kimberly Gerlovich

Ted Lehr

Vice Chair-Danny Hubbard

Larry McClung

Craig Osborn

City Staff/Appointed Officials

City Secretary Amanda Craig

Development Coordinator Jon Thompson

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**

*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 Chairman. The Chairman and Commission may establish a time limit on each citizen wishing to speak.*

**IV. CONSENT ITEMS**

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

- A. Regular Meeting Minutes November 27, 2007

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

- A. Rim Rock Phase 1, Section 4 - Final Plat and Construction Plans(Located approximately 8,500 feet northeast of the intersection of FM 1826 and FM 967)
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Final Plat and Construction Plans
- B. Belterra Phase 4, Lift Station - Site Development Plan – (Located in the Belterra Subdivision near the intersection of Drennan Lane and Seneca Drive)
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Site Development Plan

**VI. OLD BUSINESS**

- A. Wireless Transmission Facilities/Antenna Towers Ordinance and Illustrations of Various Types of Towers
- B. City of Dripping Springs Transportation Planning
  - 1. Staff Report
  - 2. Public Hearing
  - 3. Approval of Transportation Plan

**VII. NEW BUSINESS**

- A. Consider an Amendment to Article 15, Development, Chapter 19, Site Development, Section 13, Cut & Fills of the City’s Development Code to Allow for Administrative Approval of Variance Requests in Certain Circumstances
  
- B. Sign Variance Request from Centerlake Office Park (Located at 14101 West Hwy 290), Fire House Office Park (Located at 14121 W Hwy 290), & Inner Step Office Park (Located at 13701 West Hwy 290) to allow Free Standing Directory Signs within the 8ft Setback
  - 1. Public Hearing
  - 2. Approval of Sign Variance Request
  
- C. Sign Variance Request from Fire House Office Park (Located at 14121 W Hwy 290) & Inner Step Office Park (Located at 13701 West Hwy 290) to allow Two Free Standing Signs per Office Park on Hwy 290 frontage
  - 1. Public Hearing
  - 2. Approval of Sign Variance Request

**VIII. EXECUTIVE SESSION**

The Planning & 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)

**IX. ANNOUNCEMENTS**

- A. Regular City Council Meeting, January 8, 2008 at 7:00pm
- B. Regular Parks & Recreation Commission Meeting, January 28, 2008 at 6:00pm
- C. Regular Planning & Zoning Commission Meeting, January 22, 2008 at 7:00pm
- D. Regular Historic Preservation Commission Meeting, January 7, 2008 at 5:30pm
- E. Regular Founders Day Commission Meeting, January 17, 2008 at 6:30pm

**X. ADJOURN**

*All items listed above are eligible for discussion and action, unless otherwise 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 Dripping Springs Postal Service Building 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*