

**AGENDA  
CITY OF DRIPPING SPRINGS  
PLANNING AND ZONING COMMISSION  
Tuesday, March 27, 2007  
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	Vacant	Vacant
<u>Commission Members:</u>	Danny Hubbard	Ted Lehr
	Ed Michal – Vice Chair	Craig Osborn

City Staff/Appointed Officials:

City Secretary Amanda Craig      Development Coordinator Jon Thompson      City Engineer Rick Coneway

**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 – February 27, 2007

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

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

- A. **Presentation on Concept Plan for Driftwood Development** (located near intersection of FM 1826 and FM 150) *(No Action or Public Hearing)*
- B. **Garnett Ranch Preliminary Plat** (located on FM 150 between Woods Loop and Darden Hill Rd.)
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Preliminary Plat
- C. **Development Agreement between the City of Dripping Springs and Sawyer 290 Crossing, Ltd for the Shops at HighPointe Development** (Approximately 10 acres legally described as Tract A, Sawyer Springs Subdivision, recorded Volume 12, page 240, Plat Record, Hays County, Texas, less 0.27 acres of land donated to Hays County as right of way for Sawyer Ranch Road)
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Public Hearing
  - 4. Variance Request from Sign Ordinance, Section VI, Sign Standards, to allow an Off Premise Sign
  - 5. Variance Request from Outdoor Lighting Ordinance to allow Alternative Lighting Regulations
  - 6. Variance Request from Site Development Ordinance, Section 13, Cut and Fill
  - 7. Development Agreement
- D. **Development Agreement between the City of Dripping Springs and Bella Vista Dripping, L.P. for the Bella Vista Development** (Approximately 127.59 acres of land out of the Texas Central RR. CO Survey Abstract No. 289 and the George A. Harvey Survey Abstract No. 254 in Hays County, Texas, and being comprised of a portion of that certain (120.00 acre) tract of land as conveyed to B.L. Johnson, ET UX, by Deed recorded in volume 757 page 587 of the real property records of Hays County, Texas, together with a

portion of that certain (56.27 acre) tract of land as conveyed to B.L. Johnson, ET UX, by Deed recorded in volume 728 page 438 of the real property records of Hays County, Texas)

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
5. Variance Request from Subdivision Ordinance, Maximum Cul-de-sac Length of 2,000 feet
6. Variance Request from Subdivision Ordinance, Typical Pavement Section of two 10 foot travel lanes with 4 foot shoulders
7. Variance Request from Subdivision Ordinance, Minimum of 60 foot Right of Way
8. Variance Request from Subdivision Ordinance, Roadway Geometric Standards, Minimum Tangent Length between Curves
9. Development Agreement

**E. Ordinance No. 1220.12: An Ordinance Amending the City of Dripping Springs Zoning Ordinance 1220.11; Creating a Zoning Overlay District; and Providing Certain Exceptions and Restrictions for the Estates of Linwood (Approximately 102.35 acres out of the P.A. Smith Survey, Abstract A-415/29220 Ranch Road 12,)**

1. Presentation
2. Development Coordinator's Report
3. Public Hearing
4. Approval of Ordinance No.1220.12

**F. Ordinance No. 1803.46 – A Ordinance of the City of Dripping Springs Changing the Zoning Classification of Lot 4, Blue Ridge Subdivision, Section 1, Dripping Springs, Hays County, Texas (located at the southeast corner of the intersection of Ranch Road 12 and Blue Ridge Dr.) currently zoned Single Family Residential – Low Density (SF-1) to Local Retail (LR)**

1. Public Hearing
2. Approval of Ordinance No. 1803.46

**VI. ANNOUNCEMENTS**

- A. Regular City Council Meeting, April 10, 2007 at 7:00 pm
- B. Regular Parks & Recreation Commission Meeting, April 23, 2007 at 6:00 pm
- C. Regular Planning & Zoning Commission Mtg. April 24, 2007 at 7:00 pm
- D. Regular Historic Preservation Commission Mtg. April 4, 2007 at 6:00pm

**VII. 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*

