

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

Special Meeting Agenda

May 8th, 2008

5:30 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

Charlie Busbey

City Staff/Appointed Officials

City Administrator Michelle Fischer

City Secretary Jo Ann Touchstone

Deputy City Administrator Ginger Faught

City Attorney Alan Bojorquez

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

Consideration and Possible Action on:

A. Walgreens (Intersection of Hwy 290 West and RR 12 South) -

Variance Request to exceed the maximum number of signs allowed by Subsection G. Quantity, Section VI. Sign Standards, Ordinance No. 1250.17

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request

A. Development Agreement between the City of Dripping Springs and Center Lake Business Park, Inc., Center Springs Business Park, LLC and Mitchell Whiddon Office Park, Inc. (14.49 Acres (Tract 5) which was Conveyed to Billie Wayne Key and Charlotte E. Key, in a Warranty Deed Recorded in Volume 561, Page 862, of the Real Property Records of Hays County, Texas, (Located at 14101 West Hwy 290) and 14.477 Acre (630,624 Square Foot) Tract of Land out of the E.B. Hargrave Survey, Abstract No. 240, Hays County, Texas, and being that same tract called 14.49 acres as Described in a Deed to Mitchell Whiddon, Recorded in Volume 1252, Page 244, Official Public Records of Hays County, Texas, (Located at 13701 West Hwy 290)

1. Presentation
2. Staff Report
3. Public Hearing
4. Variances/Special Exceptions/Waivers
 - i. Alternative Landscaping Regulations
 - ii. Alternative Exterior Design Regulations
 - iii. Variance to Exceed Maximum Cut and Fill (Site Development Ordinance Section 13.1)
5. Waiver of a Portion of Building Code Fees
6. Development Agreement

V. EXECUTIVE SESSION

The Planning & Zoning Commission for the City of Dripping Springs reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, 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)

VI. ANNOUNCEMENTS

- A. Regular City Council Meeting, May 13, 2008
- B. Regular Parks & Recreation Commission Meeting, May 19, 2008
- C. Regular Planning & Zoning Commission Meeting, May 27, 2008
- D. Regular Historic Preservation Commission Meeting, June 2, 2008
- E. Regular Founders Day Commission Meeting, TBD

VII. 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 Dripping Springs Postal Service Building on the _____ of _____, 2008 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.

Jo Ann Touchstone, City Secretary