

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

**Regular Meeting Agenda
Tuesday, October 23, 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 Administrator Michelle Fischer

City Secretary Amanda Craig

City Attorney Alan Bojorquez

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 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 September, 25, 2007

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

Consideration and Possible Action on:

A. Belterra Phase 4, Section 21 B - Final Plat & Construction Plans (Off Denali Lane
adjacent to Belterra Phase 4, 21 A)

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

B. Garnett Ranch, Section 1 - Final Plat & Construction Plans (1 mile east of Woods
Subdivision off FM 150)

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

C. Hays County Precinct 4 Office – Site Plan (195 Roger Hanks Parkway)

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

D. Ordinance No. 1220.22 – Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following properties located in the City of Dripping Springs City Limits, Hays County, Texas:

Lot 11 & Lot 12, Roger Hanks Park Subdivision, Vol. 11, Pgs. 324-326 of the PRHCT, currently zoned CS (Commercial Services), changed to GUI (Government/Utility/Institutional) (195 Roger Hanks Parkway);

Lots 3 & 4, Tall Oaks Subdivision, currently zoned Agriculture (AG), changed to General Retail (GR) (2450 and 2460 East Highway 290);

Approximately 0.504 acres out of the ABS 415 Philip A. Smith Survey, GEO#90401220, currently zoned Single Family Residential – Low Density (SF-1), changed to Local Retail (LR) (511 Old Fitzhugh);

Approximately 0.4866 acres out of the ABS 415 Philip A. Smith Survey, GEO#90401219, currently zoned Single Family Residential – Low Density(SF-1), changed to Local Retail (LR) (501 Old Fitzhugh);

Approximately 3.59 acres out of the ABS 415 Philip A. Smith Survey, currently zoned Single Family Residential – Low Density (SF-1), changed to Local Retail (LR) (731 Old Fitzhugh);

Approximately 1 acre out of the ABS 415 Philip A. Smith Survey, currently zoned Single Family Residential – Low Density (SF-1), changed to Local Retail (LR) (507 Old Fitzhugh);

Approximately 2.40 acres out of the ABS 415 Philip A. Smith Survey, currently zoned Single Family Residential – Low Density (SF-1), changed to Local Retail (LR) (507 Old Fitzhugh);

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Ordinance No. 1220.22

E. Vitolich Plaza Development Agreement between the City of Dripping Springs and Vitolich and Vitolich, Inc. (10 acres being part of the E.B. Hargraves Survey No. 4, Abstract No. 240 in Hays County, Texas, and being that same tract of land conveyed to Reliance Industries International, Inc. by deed recorded in document No. 9918094 of the Hays County Official Public Records)

1. Presentation
2. Staff Report
3. Public Hearing
4. Variance/Waiver Requests

Sign Ordinance Section VI, Sign Standards

A1 Off Premise Signs prohibited

Outdoor Lighting Ordinance

Alternative Lighting Regulations

Site Development Ordinance

13.1 Maximum Cut and Fill

Water Quality Protection Ordinance

5.3.3. 90% removal of net increase for design storm event for:
Total Suspended Solids; Total Phosphorus; and Oil & Grease

5. Approval of Development Agreement

F. Sign Variance Request from Green Builders, Inc. to allow an off premise sign at the southwest corner of 1826 and 967 for the Rutherford West development (Sign Ordinance, Section VI, Sign Standards)

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

VI. OLD BUSINESS

Consideration and Possible Action on:

- A. Discuss proposed wireless transmission facilities/antenna towers requirements

VII. 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)

VIII. ANNOUNCEMENTS

- A. Regular City Council Meeting, November 13, 2007 at 7:00pm
- B. Regular Parks & Recreation Commission Meeting, November 26, 2007 at 6:00pm
- C. Regular Planning & Zoning Commission Meeting, November 27, 2007 at 7:00pm
- D. Regular Historic Preservation Commission Meeting, November 5, 2007 at 5:30pm
- E. Regular Founders Day Commission Meeting, November 12, 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 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.

Amanda Craig, City Secretary