

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

**Regular Meeting Agenda
Tuesday, November 27, 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
Assistant City Secretary Jo Ann Touchstone	

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 October 23, 2007

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

Consideration and Possible Action on:

- A. Consideration of Taddia Proposal for Approval of Transferable Development Rights (TDR) for Water Quality Protection for Project at 451 S. Canyonwood (Oak Hollow Subdivision)
 1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Approval of Proposal
- B. Pioneer Bank - Site Development Plan – (100 Creek Road)
 1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Site Development Plan
- C. Belterra, Ph 4, Section 12B - Final Plat & Construction Plans (Located at the Intersection of Mesa Verde & Catalina)
 1. Presentation
 2. Development Coordinator's Report
 3. Public Hearing
 4. Final Plat & Construction Plans

- D. Belterra, Ph 4, Section 13 - Final Plat & Construction Plans (Located at the Intersection Merion Drive and Mirafield Lane)
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Final Plat & Construction Plans

- E. Belterra, Ph 4, Sec 20 – Final Plat & Construction Plans (Located at the corner of Sawyer RR and Belterra Drive)
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Final Plant & Construction Plans

- F. Planned Development District # 1 (Barshop and Oles) Pad Site Improvements –Site Development Plan (U.S Hwy 290 and Ranch Road 12)
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Public Hearing
 - 4. Site Development Plan

- G. **Ordinance No. 1220.29 – Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the City of Dripping Springs City Limits, Hays County, Texas:** 153.4478 acres, P.A. Smith Survey and C.H. Mallot Survey, Hays County, Texas (also known as the Counts Tract), from AG (Agricultural) changed to SF-2 (Single Family Residential District-Moderate Density)
 - Presentation
 - 1. Development Coordinator's Report
 - 2. Public Hearing
 - 3. Ordinance No. 1220.29

VI. NEW BUSINESS

Consideration and Possible Action on:

- A. City Staff recommendation to contract with Bureau Veritas for Sign Permit Application Review and Inspections

VII. OLD BUSINESS

Consideration and Possible Action on:

- A. Discuss proposed wireless transmission facilities/antenna towers requirements and review illustrations of various types of towers

- B. City of Dripping Springs Draft Transportation Plan
 - 1. Staff Report
 - 2. Public Hearing

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, December 11, 2007 at 7:00pm
- B. Regular Parks & Recreation Commission Meeting, December 17, 2007 at 6:00pm
- C. Regular Planning & Zoning Commission Meeting, December 18, 2007 at 7:00pm
- D. Regular Historic Preservation Commission Meeting, December 3, 2007 at 5:30pm
- E. Regular Founders Day Commission Meeting, December 10, 2007 at 6:30pm

X. 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

