

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

**Regular Meeting Agenda  
Tuesday, September 25, 2007  
7:00 p.m.**

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

**I. MEETING CALLED 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**

A. Approval of Regular Meeting Minutes-August 28, 2007

B. Approval of Special Meeting Minutes-September 4, 2007

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

**Consideration and Possible Action on:**

- A. **Ordinance No. 1220.21 – 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:** 4.0 acres of land, more or less, out of the P.A. Smith Survey in Hays County, Texas, and more fully described in a deed to F. Gayle Needham, Volume 1663, Page 259, Public Records of Hays County, Texas, currently zoned Two-Family Residential-Duplex (SF-4), changed to General Retail (GR).
1. Presentation
  2. Development Coordinator's Report
  3. Public Hearing
  4. Ordinance No. 1220.21
- B. **Vitolich Commercial Park At 290 Development Agreement between the City of Dripping Springs and Vitolich & Vitolich, Inc.** (10.02 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. (Called 10.00 acres) by deed recorded in document No. 9918094 of the Hays County Official Public Records)

1. Presentation
2. City Staff Report
3. Public Hearing
4. Discussion Regarding Development Agreement  
*No Action To Be Taken*

**C. Belterra Phase 4, Section 19 – Final Plat (42.53 acre parcel located along Belterra Drive)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Final Plat

**D. Walker Springs – Preliminary Plat and Final Plat (7.86 acres, Phillip A. Smith Survey, located at 333 East Hwy 290 West)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Preliminary Plat and Final Plat

**E. Springs Retail Center - Site Development Plan (7.86 acres, Phillip A. Smith Survey, located at 333 East Hwy 290 West)**

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

**F. Rob Shelton Boulevard – Site Development Plan (Located east of the intersection of Hwy 290 and Ranch Road 12)**

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

**G. Sports Park Road – Site Development Plan**

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

**H. Lot 3, Ramsey Ranch – Variance Request from Site Development Ordinance No. 3000.1, Section 13.2, Cut and Fills (Located at the southwest intersection of Highway 290 and Hays Country Acres)**

1. Presentation
2. Development Coordinator’s Report
3. Public Hearing
4. Variance Request from Site Development Ordinance No.3000.1, Section 13.2, Cut and Fills

**VI. NEW 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, October 9, 2007, 7:00 p.m.
- B. Regular Parks & Recreation Commission Meeting, October 22, 2007, 6:00 p.m.
- C. Regular Planning and Zoning Commission Meeting, October 23, 2007, 7:00 p.m.
- D. Regular Historic Preservation Commission Meeting, October 1, 2007, 5:30 p.m.
- E. Regular Founders Day Commission Meeting, October 8, 2007, 6:30 p.m.

**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 boards at City of Dripping Springs City Hall and Dripping Springs Post Office 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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*Jo Ann Touchstone, Assistant City Secretary*

*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.*