

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, January 23, 2018 at 6:30 PM**  
**City Hall, 511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL at 6:30 p.m.**

Commission Members

Mim James - Chair

James Martin – Vice Chair

John McIntosh

Kim Hubbard

Michael Lavengco

Evelyn Strong

Erich Oswald

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Planner Megan Will

Director of Public Works Kyle Dannhaus

Planning Assistant Katic Jordan

Planning Consultant Anjali Naini

City Engineer Chad Gilpin

**II. PLEDGE OF ALLEGIANCE**

**III. PRESENTATION OF 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 Chair. The Chair may establish a time limit as necessary.*

**IV. MINUTES**

***Consideration and Possible Action On:***

**A. Approval of the Planning and Zoning Commission Regular Meeting minutes of November 28, 2017**

**B. Approval of the Planning and Zoning Commission Regular Meeting minutes of December 18, 2017**

**V. BUSINESS**

*Discussion and Possible Action on Zoning, Conditional Use Permits, Subdivision, Site Development, Signage, Variances, Special Exceptions, Waivers and other matters:*

**A. CUP2017-0002: Conditional Use Permit Application for an Accessory Dwelling Unit (ADU) Located at 1501 Woods Loop, Driftwood, Texas 78619, Applicant, Duel Tarrant**

1. Presentation (Duel Tarrant)
2. Staff Report (Megan Will)
3. Public Hearing
4. Conditional Use Permit

**B. CUP2017-0005: Conditional Use Permit Application for a Commercial Parking Lot located at 105 Grand Prairie Cir., Dripping Springs, TX 78620 Applicant, Jon Thompson**

1. Presentation
2. Staff Report (Megan Will)
3. Public Hearing

4. Conditional Use Permit
- C. **CUP2017-0004: Conditional Use Permit Application for a Bar located at 251 Baird Lane, Dripping Springs Texas 78620; A request for a Variance to the Dripping Springs Code of Ordinances, Chapter 30 - Zoning, Exhibit A, Section 5A, Subsection 5.8.2 Fire Lanes to allow a paved width of 20 ft. where a minimum width of 24 ft. is otherwise required; A request for a Variance to the Dripping Springs Code of Ordinances Chapter 6 - Section 6.04.002(a) to allow a separation of 204 feet between a school and bar where a minimum distance of 300 feet is otherwise required.**  
*Applicant, Jon Thompson*
1. Presentation (Jon Thompson)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. School Separation Distance Variance
  5. Fire Lane Variance
  6. Conditional Use Permit
- D. **PDD-9/Farmstead @ Caliterra: An Ordinance of the City of Dripping Springs, Texas Rezoning a Tract of Land Totaling Approximately 18.532 Acres from Multiple-Family Residential (MF) and Enacting Planned Development District (PDD) # 9, Commonly Known as Farmstead at Caliterra and Located on the Western Side of RR 12 and South of Butler Ranch Rd, and Further Described as: 18.532 Acres of Land out of the PA Smith Survey No. 26, Abstract No. 415, in Hays County, Texas, Being a Portion of that Certain (595.818 Acre) Tract of Land Conveyed to Development Solutions CAT, LLC by Deed Recorded in Vol. 4682, Page 342 of the Official Public Records of Hays County, Texas. Ray Lee, Applicant**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. PDD-9 Ordinance
- E. **An Ordinance Of The City Of Dripping Springs, Texas Amending The Code Of Ordinances, Chapter 30, Article 30.05, Mobile Food Vendors and Amending Chapter 30, Exhibit A, Appendix E: Zoning Use Regulations (Charts); and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice & Meeting.**
1. Staff Report (Anjali Naini)
  2. Public Hearing
  3. Ordinance Amending Mobile Food Vendor Ordinance (*Discussion only; no action to be taken*)
- F. **SD2017-0005 Site Development Permit Application for the Mark Black Wedding Venue located at 130 W. Concord Circle, Driftwood, TX (ETJ). Applicant, Andrew Evans, Kimley Horn and Associates.**
1. Presentation
  2. Staff Report (Chad Gilpin, PE)
  3. Public Hearing
  4. Site Development Permit

- G. Replat of Springlake Subdivision Lot 122-A3 and Lot 122-A4 a 3.21 acre tract located at 1804 Spring Valley Dr., Dripping Springs, TX 78620. Applicant, Hugo Elizondo Jr., P.E., Cuatro Consultants LTD.**
1. Presentation
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Replat
- H. SUB2017-0004 Replat of Springlake Subdivision Tract 88A, Establishing Lots 88A-1 and Lot 88A-2 located at 101 Homestead Ln., Dripping Springs, TX 78620. Applicant, Kelly Kilber, P.E., Tri-Tech Engineering**
1. Presentation
  2. Staff Report
  3. Public Hearing
  4. Replat
- I. Replat of DS Ranch Phase 2, Tracts 1C & 1D a 35.24 acre tract located at 776 Cattle Trail Dr., Dripping Springs, TX 78620. Applicant, Jon Thompson**
1. Presentation (Jon Thompson)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Replat - *Staff Recommends Postponement of Action to Clear Comments*
- J. SUB2017-0006 Replat of North Belterra Commercial a 62.16 acre tract located at 13201 W. Hwy 290, Austin, TX 78737. Applicant, Bradley Lingvai, P.E., Big Red Dog Engineering.**
1. Presentation
  2. Staff Report (Chad Gilpin, P.E.)
  3. Public Hearing
  4. Replat - *Staff Recommends Postponement of Action to Clear Comments*
- K. SUB2017-0007 Replat of Belterra Phase 1, Section 3A, Block E, Lot 1 [Holton Dr.] a 4.29 acre tract located in Austin, Texas 78737. Applicant, Bradley Lingvai, P.E., Big Red Dog Engineering.**
1. Presentation
  2. Staff Report (Chad Gilpin, P.E.)
  3. Public Hearing
  4. Replat - *Staff Recommends Postponement of Action to Clear Comments*
- L. SUB2017-0003 Partial Vacation of Arrowhead Ranch Lots 1 and 2 of the Arrowhead Ranch Section One, a Subdivision Recorded in Volume 16, Page 267 of the Plat Records of Hays County Texas. Location - 1610 Creek Rd., Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E., RPLS**
1. Presentation
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Plat Vacation

M. **SUB2017-0003 Minor Plat for Arrowhead Ranch Section One A, a 7.710 acre tract located at 1610 Creek Rd., Dripping Springs, TX 78620.** Applicant, *Doug Rummel, P.E., RPLS*

1. Presentation
2. Staff Report (Megan Will)
3. Public Hearing
4. Minor Plat

N. **Preliminary Plat for Headwaters Phases 3, 4 & 5, a 740.24 acre tract located at the intersection of Headwaters Blvd. and Hazy Hills Loop.** Applicant, *Jesse Malone, P.E., Malone/Wheeler, Inc.*

1. Presentation
2. Staff Report (Chad Gilpin, P.E.)
3. Public Hearing
4. Preliminary Plat - *Staff Recommends Postponement of Action to Clear Comments*

**VI. ANNOUNCEMENTS**

- A. Regular City Council Meeting, February 13, 2018, 5:30 PM Workshop/6:30 PM Meeting
- B. Regular City Council Meeting, February 20, 2018, 6:00 PM
- C. Regular Planning & Zoning Commission Meeting, February 27, 2018, 6:30 PM

**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 at City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) on the 19th day of January 2018, at 5:15 p.m..*

  
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.*



