

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, February 28, 2017 at 7:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

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 Secretary Angelica Reyes
Code Enforcement Manager Kyle Dannhaus
Development Coordinator Lali Rambeau
Planning Consultant Anjali Naini

II. EXECUTIVE SESSION

The Planning and 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 any matter 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).

III. PLEDGE OF ALLEGIANCE

IV. 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.

V. MINUTES

Consideration and Possible Action On:

- A. Approval of Special Planning & Zoning Commission, February 7, 2017
- B. Approval of Regular Planning & Zoning Commission, January 24, 2017

VI. ZONING

Consideration and Possible Action On:

- A. **Conditional Use Permit Application for Deep Eddy Vodka Distillery to Allow for a Mobile Food Vendors located at 2250 E Hwy 290, Deep Eddy Vodka Distillery, Applicant**

- 1. Presentation
- 2. Staff Report (Lali Rambeau)
- 3. Public Hearing
- 4. Conditional Use Permit - Mobile Food Vendor Court and Associated Improvements (no action to be taken)

B. Ordinance No.1220.135: An Ordinance of the City of Dripping Springs, Texas, rezoning the tract of land commonly known as 200 E. Creek Drive, and totaling approximately 5.127 acres, described as Lot 1, Resubdivision of Lots 41, 43, 44, & 45 of Kirby Springs Ranch, Phase Two, a subdivision in Hays County, Texas, from Agriculture (AG) to Single Family Residential District-Low Density (SF-1), *City of Dripping Springs, Applicant.*

1. Staff Report (Lali Rambeau)
2. Public Hearing
3. Ordinance No.1220.135 :

C. Ordinance No.1220.136: An Ordinance of the City of Dripping Springs, Texas, rezoning approximately 22.09 acres described as Lot 2, Lot 3, and Lot 4 of the Springs Subdivision, out of the B.F. Hanna Survey No. 28, Abstract No. 222 according to the public records of Hays County, Texas, from Agriculture (AG) to Multiple-Family (MF). *Marc Dickey-TRE & Associates, Applicant*

1. Presentation
2. Staff Report (Anjali Naini/Lali Rambeau)
3. Public Hearing
4. Ordinance No.1220.136

D. 1220.137: An Ordinance of the City of Dripping Springs, Texas rezoning one tract of land commonly known as Esperanza, and totaling approximately 107.8 acres, described as Lot 2A of Indian Point Estates, out of the B.F. Hanna Survey No. 28, Abstract No. 222 according to the public records of Hays County, Texas, and located at 4900 Bell Springs Road, from Agriculture (AG) to Single-Family, Moderate Density (SF-2). *Marc Dickey-TRE & Associates, Applicant*

1. Presentation
2. Staff Report (Lali Rambeau/Anjali Naini)
3. Public Hearing
4. Ordinance No.1220.137

VII. SUBDIVISIONS

Consideration and Possible Action On:

A. Preliminary Plat for Esperanza Subdivision, *Mark Dickey, Tre and Associates*

1. Presentation
2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Preliminary Plat

VIII. VARIANCE/SPECIAL EXCEPTION

Consideration and Possible Action on:

A. Request for Special Exception from the City's Zoning Ordinance, Chapter 30, Zoning Ordinance, Section 30.05.009(l) to allow a drive-in service for a mobile food vendor at 1007 W. Hwy 290 for Le Muse Food Truck, *Juan Chan, Applicant*

1. Presentation

2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Special Exception

IX. PARKLAND DEDICATION

Consideration and Possible Action on:

A. Blue Blazes Parkland and Open Space Plan

1. Staff Report
2. Public Hearing
3. Parkland Dedication

X. BUSINESS

Consideration and Possible Action On:

A. Ordinance No.1220.138: An Ordinance Amending Chapter 30 of the Dripping Springs Code of Ordinances to Create Article 30.06; Amending Chapter 30, Appendix E: Zoning Use Regulations (Charts), Adopting Provisions Creating a Conditional Use Permit for Short-Term Rental and Bed and Breakfast Use, Establishing Requirements for the Issuance, Maintenance and Renewal of Such Permits, Providing for the Revocation of Same and Penalty Not to Exceed \$2,000 for Violations to this Ordinance; Providing for the Following: Findings of Fact; Amendment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting.

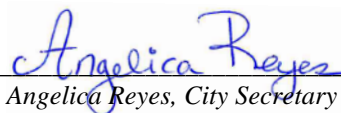
1. Staff Report (Laura Mueller/Anjali Naini)
2. Public Hearing
3. Ordinance No.1220.138

XI. ANNOUNCEMENTS

- A. Regular City Council Meeting, March 21 - Workshop 5:30pm/7:00pm Meeting
- B. Regular Planning and Zoning Meeting, March 28, 2017 at 7:00pm

XII. 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 on the 24th of February, 2017 at 5 o'clock P.M..



Angelica Reyes, 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.