

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, April 25, 2017 at 6:30 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 Assistant Katie Jordan
Planning Consultant Anjali Naini
City Engineer Rick Coneway
Assistant Attorney Laura Mueller

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. Regular Meeting Minutes for March 28, 2017

VI. ZONING

Consideration and Possible Action On:

A. **Ordinance 1220.139: An Ordinance of the City of Dripping Springs, Texas amending the restrictions of the conditional overlay governing certain real property in the city limits known as Lots 5 and 6 of Peabody Plaza (also known as Deep Eddy Vodka Distillery) including mobile food vendors as an allowed use; defining mobile food vendors; and providing for the following: findings of act; enactment; repealer; severability; codification; and an effective date. Applicant: John Scarborough, Deep Eddy Vodka.**

1. Presentation
2. Staff Report (Lali Rambeau)

3. Public Hearing
4. Ordinance No. 1220.139

B. Conditional Use Permit Application for Deep Eddy Vodka Distillery to Allow for Mobile Food Vendors, Located at 2250 East Hwy. 290, Applicant: John Scarborough, Deep Eddy Vodka

1. Presentation
2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Conditional Use Permit - Mobile Food Vendor

C. Conditional Use Permit Application for Hudson's On Mercer to Allow for a Mobile Food Vendor, Located at 381 Mercer Street, Applicant: Natasha and Chad Hudson, Hudson's on Mercer

1. Presentation
2. Staff Report(Lali Rambeau)
3. Public Hearing
4. Conditional Use Permit - Mobile Food Vendor

D. Conditional Use Permit Application for Le Muse to Allow for a Mobile Food Vendor Court, Located at 1007 W. Highway 290, Applicant: Jon Thompson on behalf of Juan Chan, Le Muse

1. Presentation
2. Staff Report(Lali Rambeau)
3. Public Hearing
4. Conditional Use Permit

VII. SUBDIVISIONS

Consideration and possible action on:

A. Replat of the Beulah Marie Needham Estate, Lot Part of 2, Acres 1.983, City of Dripping Springs, Hays County, Texas. Applicant: Jon Thompson on behalf of Wade and Colie Hudson, Owners.

1. Presentation
2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Variance from the Dripping Springs Code of Ordinances, Chapter 28, Exhibit A: Subdivision Ordinance, 14.6 requiring the minimum lot size for a residential lot in the City's ETJ that utilizes private septic and a private well to be a minimum of 2.0 acres.
5. Variance from the Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 7.2.5 that states that no replat of all or a portion of a single-family residential

subdivision without vacation may be approved for an existing subdivision if the replat would create a lot that is smaller than the smallest developable lot in the remainder of the subdivision.

6. Variance from the City of Dripping Springs Code of Ordinances Chapter 28, Exhibit A, Section 7.6 stating that any replat which adds or deletes lots must include the original subdivision and lot boundaries.
7. Replat

VIII. SIGNS

Consideration and possible action on:

A. Sign Variance Requests for Starbucks Coffee, located at 108 East US 290 West, Wayne Rhodes, Hilton Displays, Applicant: Wayne Rhodes

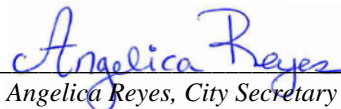
1. Presentation
2. Sign Administrator's Report (Michelle Fischer)
3. Public Hearing
4. Variance Request to Exceed the Maximum Number of Projecting/Wall Signs Allowed

IX. ANNOUNCEMENTS

- A. Regular City Council Meeting, May 9, 2017 5:30 p.m. Workshop/ 6:30 p.m. Meeting
- B. Second City Council Meeting, May 16, 2017 at 6:00 p.m.
- C. Transportation Committee Meeting, May 29, 2017 at 3:30 p.m. --*Tentatively*
- D. Economic Development Committee, on May 24, 2017 at 4:00 p.m.

X. 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 .



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.