

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, June 27, 2017 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  
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. 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 May 23, 2017 Regular Meeting Minutes
- B. Approval of June 12, 2017 Special Meeting Minutes

**V. VARIANCES/SPECIAL EXCEPTIONS**

*Consideration and Possible Action on:*

- A. **Variance Request from the Dripping Springs Code of Ordinance, Chapter 28 Section 28.04.018 (a) and (b) to allow cut/fill over 6 feet in specific areas of drive aisle for Lock-Tite Storage located at 3000 Hwy. 290, Dripping Springs, Tx 78620, Applicant, Jon Thompson on behalf of 3000 Hwy 290 Parcels B&C, LLC**
  - 1. Presentation
  - 2. Staff Report
  - 3. Public Hearing
  - 4. Variance

**VI. ZONING**

*Consideration and Possible Action On:*

- A. **Conditional Use Permit Application for Acopon Brewing Located at 211 Mercer Street, Dripping Springs, TX 78620, Applicant: John McIntosh, Acopon Brewing.**
  - 1. Presentation
  - 2. Staff Report(Lali Rambeau)

3. Public Hearing
4. Conditional Use Permit

**B. Ordinance No. 1220.142: A zoning request and an ordinance of the City of the City of Dripping Springs enacting Planned Development District (PDD) # 7, commonly known as "Westwood Subdivision," approximately 680.012 acres located at 4116 US Highway 290 West. Applicant Scenic Land Holdings, LLC.**

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Ordinance No. 1220.142

**C. Ordinance No. 1220.143: An ordinance of the City of Dripping Springs rezoning one tract at 410 Whisenant Lane ("Cortaro Subdivision"), out of the George W. Lindsay Survey, Abstract 289 totaling 34.78 acres from Single-Family Residential, Low-Density (SF-1) to General Retail (GR) and Single-Family Residential, Moderate Density (SF-2), Applicant Jon Thompson on behalf of AJAC Holdings, LLC**

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Ordinance No. 1220.143

**D. Ordinance No.1220.144: An Ordinance of the City of Dripping Springs rezoning of one tract, A0240 EB Hargraves Survey, Acres 22.10, Hays County, Texas, from Agriculture District (AG) to Commercial Services District (CS), Applicant, Stan Ford on behalf of J.M. Assets, LP.**

1. Presentation
2. Staff Report
3. Public Comment
4. Public Hearing
5. Ordinance No. 1220.144

**E. Ordinance No. 1220.145: An ordinance of the City of Dripping Springs rezoning three tracts at 603 W. Hwy 290, Dripping Springs, Texas, totaling approximately 14.72 acres, from Commercial Services (CS) to General Retail (GR), Applicant Jon Thompson on behalf of Dosia Mae Rippy Langston Life Estate.**

1. Presentation
2. Staff Report
3. Public Hearing
4. Ordinance No. 1220.145

## **VII. SIGNS**

*Consideration and Possible Action On:*

**A. Sign Variance Requests for Bunker Ranch Subdivision, located at 2751 Highway 290 West, Dripping Springs, Texas, Applicant, Bradley Jones, ECOLAND Design Group.**

1. Presentation
2. Sign Administrator's Report (Michelle Fischer)
3. Public Hearing

4. Variance Request to exceed the maximum number of Subdivision Entrance Signs Allowed
5. Variance Request to allow to allow Subdivision Entrance Signs in the Right of Way
6. Variance Request to not include the wall area as part of the subdivision entrance signs attached to landscape and wall entry features
7. Variance Request to allow one additional Construction/Development Sign

**B. Update of Master Signage Plan for Belterra Subdivision, located at Highway 290 and Belterra Drive, Applicant Kevin Huston, Ashlar**

1. Presentation
2. Sign Administrator's Report (Michelle Fischer)
3. Public Hearing
4. Variance Request to allow Off-Premise Informational and Directional Signs
5. Variance request to allow signs in the Right of Way

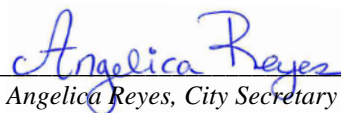
**VIII. EXECUTIVE SESSION**

*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).*

**IX. ANNOUNCEMENTS**

- A. Transportation Committee Meeting, June 26, 2017 at 3:30 p.m.
- B. Economic Development Committee, on June 28, 2017 at 4:00 p.m.
- C. Regular Historic Preservation Commission Meeting, July 10, 2017 at 5:30 p.m.
- D. Regular City Council Meeting, July 11, 2017, 2017 5:30 p.m. Workshop/ 6:30 p.m. Meeting
- E. Next Regular Planning and Zoning Meeting, July 25, 2017 6:30pm

*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 23rd of June, 2017 at 5 o'clock P.M.*

  
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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.*