

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, October 24, 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

Kim Hubbard

Erich Oswald

James Martin – Vice Chair

Michael Lavengco

John McIntosh

Evelyn Strong

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 Katie Jordan

Planning Consultant Anjali Naini

City Engineer Rick Coneway

**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 September 26, 2017**

**V. BUSINESS**

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

**A. Ordinance No. 1220.150: Planned Development District # 1 (H-E-B): An Ordinance of the City of Dripping Springs Amending Ordinance 1220.11 of the Dripping Springs Code of Ordinances; Transfer to Chapter 30, Zoning; Article 30.03 Planned Development Districts Based on Updated Codification; Modifying Regulation Standards of the District; Providing for the Following: Findings of Fact; Amendment; Repealer; Severability; Codification; Effective Date; And Proper Notice & Meeting.**

1. Presentation

2. Staff Report (Anjali Naini)

3. Public Hearing

4. Ordinance No. 1220.150: Amendment to PDD # 1

5. Agreement

**B. Ordinance No. 1221.48: Hidden Oaks 1459 - An Ordinance of the City of Dripping Springs, Texas, Rezoning a Tract of Land Totaling 4.152 Acres Located at 1459 U.S. Hwy 290 W, Dripping Springs, Texas from Commercial Services (CS) to Multiple-Family (MF), and Described as Follows: 4.152 Acres out of the B.F. Hanna and P.A.**

**Smith Surveys, Abstracts 222 and 415. Applicant, Jon Thompson**

1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Ordinance No. 1221.48 (*Discussion only, no action*)
- C. Hidden Oaks 1459 - A Request for a Variance from the Dripping Springs Code of Ordinances, Chapter 30, Exhibit A, Section 3.8.3 to Allow in Increase in Height of up to Fifty-Five Feet for Two Buildings and up to Sixty-Two Feet for One Building in a Proposed Multiple-Family Condominium Development for the Following Property: 4.152 Acres out of the B.F. Hanna and P.A. Smith Surveys, Abstracts 222 and 415. Applicant, Jon Thompson**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Variance (*Discussion only, no action*)
- D. Ordinance No. 1220.149: An Ordinance Of The City Of Dripping Springs, Texas Amending The Code Of Ordinances, Chapter 30, Exhibit A: Section 1.6.2; and Amending Appendix E: Zoning Use Regulations (Charts) Permitted Use Provisions for Districts Zoned as General Retail, Commercial Services, Local Retail, and Historic Overlay Related to Uses Including Bar Use and the Sale and Consumption of Alcohol in Such; 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 No. 1220.149
- E. Conditional Use Permit Application for The Garage Sports Bar and Mobile Food Court Located at 251 Baird Lane, Dripping Springs, TX 78620, Applicant, Jon Thompson.**
1. Presentation (Jon Thompson)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Conditional Use Permit (*Discussion only, no action*)
- F. Conditional Use Permit Application for an Accessory Dwelling Unit (ADU) Located at 198 Creek Road, Dripping Springs, TX 78620, Applicant, Travis Crow.**
1. Presentation (Travis Crow)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Conditional Use Permit
- G. Conditional Use Permit Application for an Mobile Food Vendor Court (2 Food Trucks) Located at 101 San Marcos Street, Dripping Springs, TX 78620, Applicant, Mark Sutton.**
1. Presentation (Mark Sutton)
  2. Staff Report (Megan Will)

3. Public Hearing
  4. Conditional Use Permit
- H. Sign Variance Request to Allow an Additional Projecting Sign for Sky Cinemas, located at 166 Hargraves Dr., Ste. 100, *Bill Banowsky, Sky Cinemas, Applicant***
1. Presentation
  2. Staff Report (Michelle Fischer)
  3. Public Hearing
  4. Variance Request
- I. Sign Variance Request to Allow an Additional Projecting Sign for Sherwin Williams, located at 27490 Ranch Road 12, *Danielle Manion, Libery Signs, Applicant***
1. Presentation
  2. Staff Report (Michelle Fischer)
  3. Public Hearing
  4. Variance Request
- J. Headwaters Commercial - Preliminary Plat for approximately 7.6 acres located just off Headwaters Blvd north of Hwy 290. *Applicant, Brian Roby, Austin Civil Engineering***
1. Presentation (Brian Roby)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Preliminary Plat
- K. JWLP Family, LLC - Preliminary Plat for approximately 7.43 acres located at 700 W. Hwy 290, Dripping Springs, TX 78620. *Applicant, Andrew Dodson, P.E., Doucet & Associates, Inc.***
1. Presentation (Andrew Dodson, P.E.)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Preliminary Plat
- L. 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 (Hugo Elizondo, P.E.)
  2. Staff Report
  3. Public Hearing
  4. Replat (*pending Hays Co. 1445*)
- M. Ordinance No. 1220.148: An Ordinance of the City of Dripping Springs rezoning the properties at 136 and 137 Drifting Wind Run: Lot 1, The Preserve, Phase Three, Resubdivision of Lot 1-B of the Preserve, Phase One; and Lot 1-A, The Preserve, Phase One, Hays County, Texas, from Agriculture District (AG) to Commercial Services District (CS) with Overlay, *Applicant, Blue Harvest South, LLC.***
1. Presentation
  2. Staff Report

3. Public Hearing
  4. Ordinance
- N. Variance Request from the Dripping Springs Code of Ordinance, Chapter 28 Section 28.04.018 (b) to allow cut/fill over 6 feet for Windmill Center at The Preserve (136-137 Drifting Wind Run), located at East U.S. 290 and Drifting Wind Run, Dripping Springs, Tx 78620, Applicant, Chuck Rogers, on behalf of Chuck Realtors, LLC**
1. Presentation (Chuck Rogers)
  2. Staff Report (Rick Coneway, PE)
  3. Public Hearing
  4. Variance to allow cut/fill over 6 feet
- O. Alternative Exterior Design Request for Windmill Center at The Preserve (136-137 Drifting Wind Run), located at East U.S. 290 and Drifting Wind Run, Dripping Springs, Tx 78620, Applicant, Chuck Rogers, on behalf of Chuck Realtors, LLC**
1. Presentation (Alma McElroy)
  2. Staff Report (Keenan Smith)
  3. Public Hearing
  4. Alternative Exterior Design

## VI. ANNOUNCEMENTS

- A. Regular City Council Meeting November 14, 2017, 5:30 PM Workshop/6:30 PM Regular Session  
Regular City Council Meeting November 21, 2017, 6:00 PM
- B. Planning & Zoning Regular Meeting November 28, 2017, 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 20th of October 2017, at 4:30 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.*

