

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Tuesday, November 28, 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  
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.*

**A. Presentation on the Preliminary Concept Plan regarding the TIRZ Town Center Project, Keenan Smith, DS TIRZ Project Manager**

**IV. MINUTES**

*Consideration and Possible Action On:*

**A. Approval of the Planning and Zoning Commission Regular Meeting minutes of October 24, 2017**

**V. BUSINESS**

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

**A. AED2017-0001: Alternative Exterior Design Plan - Headwaters Commercial - Apartments**

1. Presentation
2. Staff Report (Keenan Smith)
3. Public Hearing
4. Alternative Exterior Design Waiver

**B. Sign Variance Request for Whitlock Automotive located at 3996 E. US Highway 290 W., Jamey Whitlock, Applicant**

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to allow a projecting sign to exceed the maximum height allowed

- C. Sign Variance Requests for Highway 290 General Store located at 1301 Highway 290 W, Image Solutions, Owner's Representative**
1. Presentation
  2. Sign Administrator's Report
  3. Public Hearing
  4. Variance Request to allow an electronic gas price sign
  5. Variance Request to allow wave, blade, and koala signs
  6. Variance Request to allow nonconforming signs to remain
- D. Carter Tract Traffic Impact Analysis**
1. Presentation (Beth Shelton)
  2. Staff Report
  3. Traffic Impact Analysis
- E. Zoning Amendment. 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 General Retail (GR), 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
- F. Variance Request. Hidden Oaks 1459 (1459 U.S. Hwy 290 W, Dripping Springs, Texas) A Request for a Variance from the Dripping Springs Code of Ordinances, Chapter 30, Exhibit A, Section 3.11.3 to Allow an Increase in Height of up to Sixty-Two Feet and Three Stories for Two Buildings, and an Increase in Height of up to Sixty-Two Feet and Three Stories Plus a Walkout Basement for One Building for 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
- 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 - Postponement Request
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Replat - No Action, Postponed to December 18, 2017 P&Z Meeting.
- H. "Darden Hill Subdivision," located at 9900 Darden Hill Road - a Replat of Lot 9, Oakridge Park, Section 5 at Kinnicinik, Establishing Lot 9A. Applicant, Troy**

***Moore PE, M3 Engineering, LLC.***

1. Presentation
  2. Staff Report
  3. Public Hearing
  4. Replat - *No Action, Postponed to December 18, 2017 P&Z Meeting*
- I. SUB2017-0001: Cortaro Subdivision. A Preliminary Plat for a 34.92 acre property located at 151 Whisenant Lane, Dripping Springs, Texas, (A0289 George W. Lindsay Survey, 34.78 acres), Applicant: Judd Willmann, Landdev Consulting, LLC.**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Parkland Dedication
  5. Preliminary Plat
- J. Ordinance No. 1220.151: An Ordinance Of The City Of Dripping Springs, Texas Amending The Code Of Ordinances, Chapter 30, Exhibit A: Sections 1.6.2 and 5.7.8; Adding Section 5.9; and Amending Appendix E: Zoning Use Regulations (Charts) Permitted Use Provisions for Districts Zoned as Commercial Services Related to Uses Including Commercial Parking Lots; and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice & Meeting.**
1. Staff Report (Megan Will)
  2. Public Hearing
  3. Ordinance No. 1220.151
- K. CUP2017-0001: Conditional Use Permit Application for a Bar Located at 28911 RR 12, Dripping Springs, TX 78620, Applicant: Jon Thompson.**
1. Presentation (Jon Thompson)
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Conditional Use Permit
- L. 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
- M. Conditional Use Permit Application for a Self-Storage Facility located at 27010 RR 12, Dripping Springs, Texas 78620; A Request for a Variance to the Dripping Springs Code of Ordinances, Chapter 30 - Zoning, Exhibit A, Section 3.12.4(d) Gross Floor Area for Nonresidential structures to allow a 71,817 sq. ft. building where otherwise limited to 50,000 sq. ft.; and 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. Applicant: Jon Thompson**

1. Presentation (Jon Thompson)
2. Staff Report (Megan Will)
3. Public Hearing
4. Conditional Use Permit
5. Variance Request to exceed maximum gross floor area allowed
6. Variance Request to allow a fire lane paved width of 20 feet where a minimum width of 24 feet is otherwise required

**N. CUP2017-0002: Conditional Use Permit Application for an Accessory Dwelling Unit (ADU) Located at 1601 Wood Loop, Dripping Springs, TX 78620, Applicant, Christian Bourguignon.**

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

**O. VAR2017-0001: 101 Summit Drive Commercial: A Request for a Variance to the Dripping Springs Code of Ordinances, Chapter 30-Zoning, Exhibit A, Section 3.12.4 (b) (1) for Minimum Front Yard Reducing the Setback from 25 Feet to 15 Feet for the Following Property: Lot 25A, Resubdivision of North Forty, Block 1 (101 Summit Drive). Applicant: Jon Thompson**

1. Presentation (Jon Thompson)
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Variance request to allow a reduced front yard setback

**VI. ANNOUNCEMENTS**

- A. Regular City Council Meeting December 12, 2017, 5:30 PM Workshop/6:30 PM Regular Session  
Regular City Council Meeting December 19, 2017, 6:00 PM
- B. Planning & Zoning Regular Meeting December 18, 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 22nd day of November 2017, at 12:30 p.m..*



*Andrea Cunningham*  
City Secretary

*is facilities 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.*