

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, March 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
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. Approval of Regular Planning & Zoning Commission, February 28, 2017

VI. BUSINESS

Consideration and Possible Action On:

A. **Change of Planning and Zoning Commission's Regular Meeting Time (Sponsor: Chair Mim James)**

1. Public Hearing
2. Change of Commission's Regular Meeting Time

VII. ZONING

Consideration and Possible Action On:

A. **Amendment to Conditional Use Permit Application for Pig Pen BBQ modifying hours and days of operation for the Mobile Food Vendor Court and Associated Improvements, Located at 1005 W. Hwy 290. Applicant: Jon Thompson**

1. Presentation

2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Conditional Use Permit - Mobile Food Vendor Court and Associated Improvements

B. 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

C. 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

D. Conditional Use Permit Application for Blushing Belle Beauty Bar to Allow Semi-Permanent make-up services (tattooing), Located at 14101 Hwy 290 West Bldg. 400B, Applicant: Mandi Windburn, Blushing Belle Beauty Bar.

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

E. Ordinance No. 1220.140: An Ordinance of the City of Dripping Springs amending Chapter 30 to create Article 30.06; amending Exhibit A, Appendix E: Zoning Use Regulations (Charts) Amending Permitted Use Provisions for Districts Zoned as Industrial, Governmental, Institutional, and Utility Districts related to uses including Helicopters and Heliports; and providing for the following: findings of fact; enactment; repealer; severability; codification; effective date; and proper notice & meeting.

1. Staff Report (Laura Mueller/Anjali Naini)
2. Public Hearing
3. Ordinance No. 1220.140

F. Ordinance No. 1220.141: An Ordinance of the City of Dripping Springs amending Chapter 30 to amend Article 30.05; amending Exhibit A, Section 3: Zoning Districts and Appendix E: Zoning Use Regulations (Charts) Amending Mobile Food Vendor Provisions to allow Mobile Food Vendors in Industrial District, Amending Permitted Use Provisions for Districts Zoned General Retail, Industrial, Local Retail, and other district related to uses including Office Use and Mobile Food Vendor Use; and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and proper notice & meeting.

1. Staff Report (Laura Mueller & Anjali Naini)
2. Public Hearing
3. Ordinance 1220.141

VIII. SIGNS

Consideration and Possible Action On:

A. Sign Variance Requests for Five Star ER, located at 333 East US 290 West, Marysol Imler, Five Star ER, Applicant

1. Presentation
2. Sign Administrator's Report (Michelle Fischer)
3. Public Hearing
4. Variance Request to Exceed the Total Signable Area
5. Variance Request to Exceed the Maximum Number of Signs Allowed for a Business in a Multi-Unit Property
6. Variance Request to Exceed Maximum Area Allowed for a Window Sign

IX. 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. Parks & Recreation Commission Report
4. Public Hearing
5. Public Comments
6. Parkland Dedication
7. Preliminary Plat

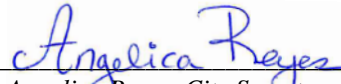
X. ANNOUNCEMENTS

- A. Parks & Recreation Commission Meeting, April 10, 2017 at 6:00 p.m.
- B. Regular City Council Meeting, April 11, 2017: 5:30pm Workshop/ 6:30pm Meeting
- C. Second City Council Meeting, April 18, 2017 at 6:00pm
- D. Transportation Committee Meeting, April 24, 2017 at 3:30PM
- E. **Next Planning & Zoning Commission Meeting, April 25, 2017 at 6:30pm**
- F. Economic Development Committee Meeting, on Wednesday, April 26, 2017

XI. 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 March, 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.