

City of Dripping Springs
Planning and Zoning Commission Meeting Agenda
Tuesday, November 29, 2016 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
Director of Public Works and Development Rick Coneway
Planning Consultant Anjali Naini

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 Meeting Minutes, October 25, 2016

VI. SIGNS

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

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to Allow Menu Boards
5. Variance Request to Allow a Digital Order Screen
6. Variance Request to Exceed the Maximum Number of Signs Allowed for a Business in a Multi-Unit Property

VII. SUBDIVISIONS

Consideration and Possible Action On:

A. Preliminary Plat for Parten Ranch Phase 1, *LJA Engineering, Inc*

1. Presentation
2. Staff Report (Rick Coneway)
3. Public Hearing
4. Preliminary Plat

VIII. ZONING/VARIANCES/WAIVERS/SPECIAL EXCEPTIONS/ALTERNATE STANDARDS

A. Exterior Design Standard for Benney Lane Medical Office Building, located at 170 Benney Lane, *Dripping Springs MOB, LLC*

1. Presentation
2. Architectural Design Consultant Staff Report (Keenan Smith, AIA)
3. Public Hearing
4. Exterior Design Alternative Standard

IX. ZONING

Consideration and Possible Action On:

A. **Ordinance No. 1220.131:** An ordinance of the City of the City of Dripping Springs rezoning one tract at 340 Judy Dr, totaling approximately 2.12 acres. from Single Family Residential District -Low Density (SF-1) to Single Family Residential District - Moderate Density (SF-2). *Applicant Jon Thompson*

1. Presentation
2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Ordinance

B. **Ordinance No 1220.132:** An Ordinance of the City of Dripping Springs rezoning 730 Old Fitzhugh Road and 801 Old Fitzhugh Road, totaling approximately 1.32 acres, from Single Family Residential District (SF-1) to General Retail (GR). *Applicant: Leslie Renfro*

1. Presentation
2. Staff Report (Lali Rambeau)
3. Public Hearing
4. Ordinance

C. Conditional Use Permit Application for Pig Pen BBQ to Allow for a 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

X. BUSINESS

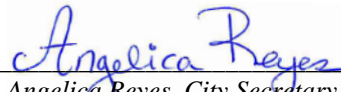
Consideration and Possible Action On:

XI. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, December 5, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, December 13, 2016 at 7:00 p.m.
- C. Regular Planning and Zoning Commission Meeting, December 19, 2016 at 7:00 p.m.

XII. 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 22nd of November, 2016 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.