

**City of Dripping Springs**  
**Planning and Zoning Commission Meeting Agenda**  
**Monday, December 18, 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. Announcement Regarding Public Comment Period for the City of Dripping Springs Draft Mobile Food Vendor Ordinance Amendments, Anjali Naini, Consulting City Planner**

**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. TIRZ Town Center Preliminary Concept Plan**

1. Presentation
2. Public Hearing
3. Preliminary Concept Plan

**B. Sign Variance Request to allow Directional Signage to Exceed the Maximum Signable Area Allowed, Dripping Springs United Methodist Church, located at 28900 Ranch Road 12, Dripping Springs, Randy Voorheis, Applicant Representative**

1. Presentation
2. Sign Administrator's Report
3. Public Hearing
4. Variance Request to allow directional signage to exceed the maximum signable area allowed

- C. ZA2017-0002: Zoning Amendment Ordinance No. 1220.152: An Ordinance of the City of Dripping Springs, Texas, Rezoning a Tract of Land Totaling 16.0118 Acres Located at 23000 W FM 150, Dripping Springs, Texas from Agriculture (AG) to Single-Family Residential, Moderate Density (SF-2), and Described as Follows: 16.0118 Acres out of the Thomas R. Jackson League, Abstract No. 9, Applicant, Dan Druck**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Public Hearing
  4. Ordinance No.1220.152
- CI. SUB2017-0002: Charro Vista Subdivision. A Preliminary Plat for a 16.0091 Acre Property Located at 23000 W FM 150, Dripping Springs, Texas (Thomas R. Jackson League, Abstract No. 9), Applicant: Dan Druck, Charro Vista, LLC**
1. Presentation
  2. Staff Report (Anjali Naini)
  3. Parks & Recreation Commission Report
  4. Public Hearing
  5. Parkland Dedication
  6. Preliminary Plat
- CII. 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
  2. Staff Report (Megan Will)
  3. Public Hearing
  4. Replat
- CIII. Replat of Lot 9, Oakridge Park Section 5 at Kinnicnik, Establishing Lot 9A, A 15.83 acre lot at 9900 Darden Hill Road, Dripping Springs, TX. Applicant, Troy Moore, PE M3 Engineering, LLC**
1. Presentation (Troy Moore, PE)
  2. Staff Report (Chad Gilpin, PE)
  3. Public Hearing
  4. Replat
- CIV. Site Development Permit for Darden Hill Storage, 9900 Darden Hill Road, Dripping Springs, TX. Applicant, Troy Moore, PE, M3 Engineering, LLC**
1. Presentation (Troy Moore, PE)
  2. Staff Report (Chad Gilpin, PE)
  3. Public Hearing
  4. Site Development Permit
- CV. CUP2017-0002: Conditional Use Permit Application for an Accessory Dwelling Unit (ADU) Located at 1501 Wood Loop, Dripping Springs, TX 78620, Applicant, Duel Tarrant**

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

**I. 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

**VI. ANNOUNCEMENTS**

- A. Regular City Council Meeting December 19, 2017, 6:00 PM
- B. Planning & Zoning Regular Meeting January 23, 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 15th day of December 2017, at 12:15 p.m..*

*Andrea Cunningham*  
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.*

