

**City of Dripping Springs
City Council**

**Special Meeting Minutes
Thursday, March 26, 2009
6:00 p.m.**

511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Mayor & City Council Members

Mayor Todd Purcell
Council Member Santos Alba
Council Member Joe Volpe

Mayor Pro Tem Bill Foulds
Council Member Doug Phillip
Council Member H.A. "Spider" Williams

City Staff/Appointed Officials

City Administrator Michelle Fischer
City Attorney Alan Bojorquez
City Engineer Rick Coneway

City Secretary Jo Ann Touchstone
Development Coordinator Jon Thompson
Deputy City Administrator Ginger Faught

Mayor Purcell calls the meeting to order at 6:03 p.m. calls roll. All present except Councilman Volpe. Also present Land Planner Keenan Smith and PDD Committee Member Mike Firle.

II. OLD BUSINESS

- A. Reconsideration of Acceptance of Fiscal Year 2008 Audit – Councilman Williams motions to table. Councilman Alba seconds. Motion passes, 4-0.

III. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/SPECIAL EXCEPTIONS/ANNEXATIONS

Consideration and Possible Action on:

- A. Sign Variance – Pioneer Bank, 100 Creek Road – Request to exclude a portion of the monument structure in the measurement of the signable area/to allow a monument sign to exceed the maximum signable area for a monument sign in a nonresidential zoning district and to exceed the cumulative sign area limitation for a single business
1. Presentation – Gary Cooper, Pioneer Bank. Report on file.
 2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file.
 3. Planning & Zoning Commission Report – Commissioner Koenig states no one spoke at the public hearing. The Commission approved variance 4-0.
 4. Public Hearing – No one speaks.
 5. Approval of Variance – Mayor Pro Tem Foulds motions to approve with staff recommendations and concurrence with City Engineer for structure stability/safety. Councilman Williams seconds. Vote: 2-0-2. Councilman Phillip and Councilman Alba abstain.
- B. Site Plan – HEB Grocery, Located at Southeast Corner of Hwy 290 and Rob Shelton Boulevard

1. Presentation – Kathy Strimple, HEB. Thanks Council and staff for support and time. Ms. Strimple highlights presentation boards/site plan and states variance requests and compliance with PD. Ms. Strimple also addresses items brought up at the Planning and Zoning Commission meeting: tree preservation, which is at 70%, screening of the loading dock, trail, and landscaping in the parking area. Ms. Strimple states that the lighting plan will comply with the PD requirements.
2. Development Coordinator’s Report – Development Coordinator Jon Thompson introduces those present from the review process: Rick Coneway, Keenan Smith, Mike Firle, and Christina Martin. Mr. Thompson reviews points addressed in Ms. Strimple’s presentation. Staff recommends approval. Mr. Coneway states compliance in his review of the engineering aspects and points out stacking and cut and fill points. Mr. Coneway recommends approval. Mr. Firle states the committee’s review from the initial submittal to this plan and states 98 -99 percent compliance. Christina Martin states the landscaping points that have been worked through. Keenan Smith briefs Council on architectural points and review process and recommends approval in concept with continued review as project progresses.
3. Planning & Zoning Commission Report – Commissioner Koenig states the Commission’s first meeting was March 16th. Mr. Koenig states that a lot of work was done between the applicant, committees and staff and reviews points worked through at the meetings both on March 16th and March 24th. The Commission approved 6-0.
4. Public Hearing – Ted Lehr states that he would like the fencing around the pond to be black. He states disappointment in integrating this development with the park. Mr. Lehr states that we failed in connectivity of commerce and parks. This will be a place to drive to rather than a place to walk to and stay and spend time in our community.
5. Site Plan - Mayor Purcell asks Council to open for discussion. Council agrees. Mayor Pro Tem Foulds inquires if the site plan is approved if that will approve the variances. Alan Bojorquez answers that it would approve the variances. Mayor Pro Tem Foulds states that the driveway for the fuel station driveway on Rob Shelton is a problem because stacking is not sufficient and there will be back up. Ms. Strimple addresses this concern. Mayor Purcell inquires if there will be a traffic light (from TxDot). Ms. Strimple states TxDot normally does this based on numbers, which would happen after the store is open, however after approval from Council discussions with them will begin. Mayor Purcell inquires of HEB if an easement could be granted on the east side of the property, allowing a trail to attach to the trail on the north side of the park in the future. Ms. Strimple states that conceptually it is agreeable. Mayor Purcell inquires if there are stop signs at exits. Mr. Coneway states there are and they are in the plans. Mayor Purcell inquires if handicap spots should be clustered or if they should be the front spots on every row. Ms. Strimple states there are more on the plan than required and they could possibly be reduced. It is configured in different ways. Customer feedback is considered and landscaping. The American Disabilities Act governs this. Mayor Purcell states that in the future he would like it to be considered that there could be a cart station at the park with the connectivity of a trail, which could reduce traffic and offer local shoppers that opportunity. Mayor Purcell expresses concern for poles at the fuel station and inquires of the rock being used. Mr. Smith states the PD dictates the rock used. Mr. Thompson states that he spoke with TxDot today and this light is a priority for them. Councilman Phillip expresses concern for driveway cut at fuel station. Councilman Williams inquires of flipping the fuel station. Ms. Strimple states it was considered and it was placed on the hard corner due to accessibility and economics. Discussion regarding tree preservation requirements and impact on future development of B & O pad sites. Councilman Phillip motions to approve the site plan excluding and not approving the cut at the driveway at the fuel station and also an easement on the East for a trail, the inclusion of diesel fuel, subject to staff

recommendations and comments, and to include a cart station at Sports and Recreation Park. Mayor Pro Tem Foulds seconds. Motion passes, 4-0.

IV. EXECUTIVE SESSION

Mayor Pro Tem Foulds motions to adjourn to Executive Session at 7:40 p.m.

Councilman Alba seconds. Motion passes. Reconvened to Regular Session at 7:57 p.m.

The City Council 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).

- A. Consultation with attorney regarding the City's options with regards to the unlawfully placed Walgreen's monument sign at the corner of Ranch Road 12 and Highway 290. (551.071: Consultation with Attorney)
- B. Consultation with City Attorney Regarding Site Development, Hill Country Horse Power Ranch, 451 South Canyonwood (551.071: Consultation with Attorney)

V. ANNOUNCEMENTS

- A. Regular City Council Meeting, April 14, 2009
- B. Regular Parks & Recreation Meeting, April 27, 2009
- C. Regular Planning & Zoning Commission Meeting, April 28, 2009
- D. Regular Historic Preservation Commission Meeting, April 6, 2009
- E. Regular Founders Day Commission Meeting, March 31, 2009

VI. ADJOURN

Councilman Phillip motions to adjourn. Councilman Alba seconds. Meeting adjourned at 7:57 p.m.