



Planning & Zoning Commission

Regular Meeting Minutes

January 28, 2020 at 6:30 p.m.

A Regular Meeting of the Planning & Zoning Commission was held Tuesday, January 28, 2020 beginning at 6:30 p.m. in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Commission Members present were:

Mim James, Chair
James Martin, Vice Chair
Martin Garza
Christian Bourguignon
Roger Newman
John McIntosh
Evelyn Strong

City Staff/Appointed Officials:

Michelle Fischer, City Administrator
Ginger Faught, Deputy City Administrator
Laura Mueller, City Attorney
Jason Lutz, Planning Director
Amanda Padilla, City Planner II
Chad Gilpin, City Engineer
Andrea Cunningham, City Secretary
Robin Miga, Consulting Land Planner

With a quorum of the Commission present, Chair James called the meeting to order.

II. PLEDGE OF ALLEGIANCE

Commissioner Garza led the Pledge of Allegiance to the Flag.

III. PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

No one spoke during Presentation of Citizens.

IV. BUSINESS

A. Discuss and consider approval of the December 18, 2019 Planning & Zoning Commission regular meeting minutes.

A motion was made by Commission McIntosh to approve the December 18, 2019 Planning & Zoning Commission regular meeting minutes. Commissioner Garza seconded the motion which carried 5 to 2, with Vice Chair Martin and Commissioner Strong abstaining.

B. Public hearing and consideration of recommendation regarding a Sign Variance Request to Allow an LED Gas Price Sign for Ranch Road 12 Market, located at 180 Springlake Dr., Dripping Springs, Texas.

Applicant: Jacob Herrin, Executive Signs, on behalf of DBKH, LLC., Owner

1. Presentation

No presentation was given.

2. Staff Report

Michelle Fischer presented the staff report which is on file. Staff recommends approval of the sign variance request.

3. Public Hearing

No one spoke during the Public Hearing.

4. Variance Request to Allow LED Gas Price Sign

A motion was made by Vice Chair Martin to recommend approval of a Sign Variance Request to Allow an LED Gas Price Sign for Ranch Road 12 Market, located at 180 Springlake Dr., Dripping Springs, Texas. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

C. Public Hearing and consideration of recommendation regarding Sign Variance Requests to Allow a Multi-unit Complex Monument Sign to Exceed the Maximum Height Allowed and to Exceed the Maximum Signable Area Allowed for Lone Star Animal Hospital and Stay N Play Pet Ranch, located at 2500 E. Highway 290, Dripping Springs, Texas.

Applicant: Dr. Amanda Moore, Lone Star Animal Hospital.

1. Presentation

Jake Jacobson, client representative, presented the item.

2. Staff Report

Michelle Fischer presented the staff report which is on file. Staff recommends approval with the following conditions:

- Multi-Unit Complex Sign to Exceed Maximum Height Allowed
 - The height of the sign structure shall not exceed six (6) feet above the grade of US Highway 290;
 - The sign structure shall comply with the City's Building and Electrical Code; and
 - A structural engineer licensed in the State of Texas shall submit sealed construction plans for the sign structure, including the height of the sign from the ground at its base and from the highway grade.
- Exceed Maximum Signable Area
 - Do not count the masonry structure above the base; and
 - Area of the sign panels shall not exceed forty-eight (48) square feet in area.

3. Public Hearing

Paul Kennedy spoke in favor of the sign variance request during the Public Hearing.

4. Variance Request to Exceed the Maximum Height Allowed

A motion was made by Vice Chair Martin to recommend approval of a Sign Variance Request to allow a Multi-Unit Complex Monument Sign to exceed the maximum height allowed for Lone Star Animal Hospital and Stay N Play Pet Ranch located at 2500 E. Highway 290, Dripping Springs, Texas with the condition that the sign structure not exceed eight (8) feet above the grade of US Highway 290, comply with the City's Building and Electrical Codes, and that a State of Texas licensed structural engineer submit sealed construction plans for the sign structure including the height of the sign from the ground at its base and from the highway grade. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

5. Variance Request to Exceed the Maximum Signable Area Allowed

A motion was made by Commissioner Strong to recommend approval of a Sign Variance Request to exceed the maximum signable area allowed for Lone Star Animal Hospital and Stay N Play Pet Ranch located at 2500 E. Highway 290, Dripping Springs, Texas with the condition that the masonry structure above the base not be counted towards the total area and that the sign panels not exceed forty-eight (48) feet in area. Vice Chair Martin seconded the motion which carried unanimously 7 to 0.

D. Public hearing and consideration of recommendation regarding Sign Variance Request to Allow an Off Premise Institutional Monument Sign for Bannockburn Baptist Church at the southwest corner of the intersection of Highway 290 and American Way, Dripping Springs, Texas.

Applicant: Robert McClelland, Bannockburn Baptist Church

1. Presentation

Bannockburn Baptist Church Camp Pastor Matt Werner and Director of Operations Robert McClelland presented the item.

2. Staff Report

Michelle Fischer presented the staff report which is on file. Staff recommends approval with the following conditions:

- The applicant waives the right to an on premise institutional monument sign;
- The applicant removes the existing on premise sign; and
- The applicant installs landscaping around the base of the sign.

3. Public Hearing

Jake Jacobson spoke in favor of the sign variance request during the Public Hearing.

4. Variance to Allow an Off Premise Institutional Monument Sign

A motion was made by Vice Chair Martin to recommend approval of a Sign Variance Request to allow an Off Premise Institutional Monument Sign for Bannockburn Baptist Church at the southwest corner of the intersection of Highway 290 and American Way, Dripping Springs, Texas with the condition that the applicant waives the right to an on premise institutional monument sign, removes the existing on premise sign, and installs landscaping around the base of the sign. Commissioner Garza seconded the motion which carried unanimously 7 to 0.

E. Public hearing and consideration of approval regarding SUB2019-0063: Application for Replat for property located 14101 Canonade Dr., Austin, TX 78737 (Legal Description: Lot B-1 of the Key Ranch At The Polo Club Subdivision, Hays County, TX). The proposed replat would subdivide an existing lot into two lots.

Applicant: Jon Thompson

1. Presentation

Jon Thompson presented the item.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the replat until comments are adequately addressed. A denial of the plat does not require a new application, but action (approval or denial) is required under new state laws enacted in September.

3. Public Hearing

Michelle Coffey spoke in favor of the item during the Public Hearing.

4. Replat

A motion was made by Vice Chair Martin to deny approval of SUB2019-0063: Application for Replat for property located 14101 Canonade Dr., Austin, TX 78737 (Legal Description: Lot B-1 of the Key Ranch At The Polo Club Subdivision, Hays County, TX). The proposed replat would subdivide an existing lot into two lots. Commissioner Strong seconded the motion which carried unanimously 7 to 0.

- F. Public hearing and consideration of approval regarding SUB2019-0064: Application for Replat for property located 19050 W. FM-150, Driftwood, TX 78619 (Legal Description: Part of Lot 8 of the JV Ash, Jr. Subdivision, Hays County, TX). The proposed replat would create a legal lot.**
Applicant: Jon Thompson

1. Presentation

Jon Thompson presented the item.

2. Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends denial of the replat until comments are adequately addressed. A denial of the plat does not require a new application, but action (approval or denial) is required under new state laws enacted in September.

3. Public Hearing

Rachel Thompson and John Williamson spoke during the Public Hearing with concerns regarding Wastewater and possible contamination to the Water Quality Buffer Zone (WQBZ).

Chad Gilpin addressed the concerns and let the Commission know that the applicant has not submitted any requests for variances in relation the WQBZ.

4. Replat

A motion was made by Vice Chair Martin to deny approval of SUB2019-0064: Application for Replat for property located 19050 W. FM-150, Driftwood, TX 78619 (Legal Description: Part of Lot 8 of the JV Ash, Jr. Subdivision, Hays County, TX). The proposed replat would create a legal lot. Commissioner Newman seconded the motion which carried unanimously 7 to 0.

- G. Public hearing and consideration of approval regarding SUB2019-0059: Application for Proposed Preliminary Plat establishing Parten Ranch, Phase 5, being an approximate 46.57 acre tract of land out of the Seaborn J. Whatley Survey A-18 and the Lamar Moore Survey A-323 and a portion of the 531.542 acres recorded in Doc. #2016-16004247 of Hays County, Texas, located approximately 1.5 miles southwest of the intersection of Nutty Brown Rd. and FM-1826. This plat will establish 68 Single-family lots and 4 Drainage/Open Space lots.**
Applicant: HM Parten Ranch Development, Inc.

1. *Presentation*

Applicant representative Dan Ryan with LJA Engineering, Inc. presented the item.

2. *Staff Report*

Chad Gilpin presented the staff report which is on file. Staff recommends approval of the proposed preliminary plat with the condition that the applicant obtain 1445 approval from Hays County prior to receiving City signatures.

3. *Public Hearing*

No one spoke during the Public Hearing.

4. *Preliminary Plat*

A motion was made by Vice Chair Martin to approve SUB2019-0059: Application for Proposed Preliminary Plat establishing Parten Ranch, Phase 5, being an approximate 46.57 acre tract of land out of the Seaborn J. Whatley Survey A-18 and the Lamar Moore Survey A-323 and a portion of the 531.542 acres recorded in Doc. #2016-16004247 of Hays County, Texas, located approximately 1.5 miles southwest of the intersection of Nutty Brown Rd. and FM-1826. This plat will establish 68 Single-family lots and 4 Drainage/Open Space lots with the condition that the applicant obtain 1445 approval from Hays County prior to receiving City signatures. Commissioner McIntosh seconded the motion which carried unanimously 7 to 0.

V. REPORTS OF STAFF AND AGENCIES

No action to be taken.

A. Planning Projects

VI. 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). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

VII. UPCOMING MEETINGS

A. Planning & Zoning Commission Meetings

February 25, 2020 at 6:30 p.m.

March 24, 2020 at 6:30 p.m.

April 28, 2020 at 6:30 p.m.

B. City Council & Board of Adjustment Meetings

February 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

February 18, 2020 at 6:00 p.m.

March 10, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

March 17, 2020 at 6:00 p.m.

VIII. ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Garza seconded the meeting which carried unanimously 7 to 0.

This meeting adjourned at 7:39 p.m.