

Minutes of Planning & Zoning Commission Meeting City of Dripping Springs

A Planning & Zoning Commission Meeting of the City of Dripping Springs was held Tuesday, January 7, 2014, beginning at 6:00 PM in the 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Commission Members

Larry McClung - Chair

Kim Hubbard

James Martin

Mim James – Vice Chair

Erik Burgeson

Josef Martin

Whit Smith

City Staff/Appointed Officials

City Administrator Michelle Fischer

Planning Director Jon Thompson

City Secretary Jo Ann Touchstone

City Attorney Alan Bojorquez

Commissioner McClung calls the meeting to order at 6:07 p.m. All present except Commissioner Hubbard, Commissioner Smith and Commissioner Burgeson. Also present Keenan Smith.

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).

Adjourned to Executive Session at 6:09 p.m. Those present: Commissioner McClung, Commissioner James, Commissioner James Martin, Commissioner Josef Martin, City Administrator Michelle Fischer, Planning Director Jon Thompson, Keenan Smith, Councilman Santos Alba, Mayor Pro Tem Foulds, and Jo Ann Touchstone. Reconvened to Regular Session at 6:56 p.m.

III. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS/DEVELOPMENT AGREEMENTS

Consideration and Possible Action On:

- A. Consideration of the proposed Development Agreement between the City of Dripping Springs and Development Solutions CAT, LLC for the Caliterra Subdivision, located at 26465 Ranch Road 12 (also known as, 591 acres +/- out

of the Philip A. Smith Survey, Abstract 0415, Hays County, Texas, approximately 1.3 miles south of the US 290/RR12 intersection on RR12), addressing land use; infrastructure; parkland and open space; impervious cover; watershed protection; and variances on lot dimensions and setbacks; streets, driveways and sidewalks; cut, fill and slopes; lighting; and fiscal guarantees

1. Presentation – Applicant is available for questions.
2. Staff Report – City Administrator Michelle Fischer and City Attorney Alan Bojorquez review changes.
3. Public Hearing – No one speaks.
4. Variances & Alternative Standards addressing building setbacks, lot widths and depths, minimum lot area, lighting, approach roads and access, frontage on residential collector streets, residential block lengths, intersection streets, minimum lots sizes, sidewalks, performance guarantees, cuts, fills, irregular shaped lots, design speed, minimum centerline radius, minimum tangent length, minimum lot frontage, minimum drive spacing, width of shoulder, cul-de-sac right-of-way/pavement radius, knuckles, and side slopes on swales
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Commissioner McClung motions to approve variances as discussed and modified during meeting, including staff recommendations, and subject to approval of development agreement. Commissioner Josef Martin seconds. Motion passes, 4-0.

5. Development Agreement – Mr. Barrett reviews memo submitted 1-6-14. Commission reviews redline changes in agreement – Commissioner James motions to recommend approval of the development agreement, as discussed and modified tonight, including administrative approvals, but excluding any recommendation on annexation. Commissioner McClung seconds. Motion passes, 4-0.

IV. BUSINESS

Consideration and Possible Action On:

- A. Land Use: Policy Discussion and Recommendation to the City Council Regarding Approval Authority for Final Plats and Constructions Plans; Evaluation of Potential Role of the Planning and Zoning Commission and/or City Administrator in Expediting Approvals that Substantially Conform to Previously-approved Preliminary Plats – Commissioner McClung motions to recommend modifying current ordinances to allow staff to administratively approve final plats and construction plans that are substantially compliant and/or refer for final approval by planning and zoning commission. Commissioner Josef Martin seconds. Motion passes, 4-0.

- V. **ADJOURN** – Commissioner Josef Martin motions to adjourn. Commissioner James seconds. Motion passes, 4-0. Meeting adjourned at 8:16 p.m.