

Minutes of the Planning and Zoning Commission Regular Meeting

A Regular Meeting of the City of Dripping Springs Planning and Zoning Commission was held Tuesday, January 26, 2016, beginning at 7:00 PM at City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Commission Members

Mim James - Chair

James Martin – Vice Chair

Whit Smith

Kim Hubbard

Erik Burgeson

John McIntosh

Michael Lavengco

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Code Enforcement Manager Jon Thompson

City Secretary Kerri Craig

City Attorney Alan Bojorquez

Commission Chair Mim James calls the meeting to order at 7:02pm. All members present except Commissioners John McIntosh and Michael Lavengco.

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).

Convened to Executive Session at 7:39pm to discuss agenda item VII.B. Present: Commission Chair Mim James, Commission Vice Chair James Martin, Commissioners Kim Hubbard, Erik Burgeson, Whit Smith, City Administrator Michelle Fischer, City Attorney Alan Bojorquez, and Director of Public Works and Development Rick Coneway. Reconvened to the regular meeting at 8:14pm.

III. PLEDGE OF ALLEGIANCE - Commissioner Whit Smith leads the 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.

Kyle Longdoon – Just started a business in Dripping Springs, Water Storage Tanks Inc. and Specified Water Systems, and wanted to introduce himself.

V. MINUTES

Consideration and Possible Action On:

A. Approval of Regular Meeting Minutes, December 16, 2015 - Commission Vice Chair James Martin motions to approve the minutes. Commissioner Kim Hubbard seconds. VOTE: 4-0-1 in favor, Commissioner Erik Burgeson abstains because he was not present at the meeting, motion passes.

VI. SIGNS

Consideration and Possible Action On:

- A. Dripping Springs Farmers Market Master Sign Plan, *Marianne Simmons, Dripping Springs Farmers Market Association Board President*
1. Presentation – Marianne Simmons, Farmers Market Association Board President
 2. Sign Administrator's Report – City Administrator Michelle Fisher, report on file. Staff recommends approval.
 3. Parks & Recreation Commission Report – The Commission voted to approve the plan on January 11, 2016.
 4. Public Hearing – Pam Owens, Chamber of Commerce, speaks in favor of this item. Jamie Peal, Farmers Market vendor, speaks in favor of this item. Diana Black, Farmers Market Board Member, speaks in favor of this item. Teresa Strube, Farmers Market Board Member, speaks in favor of this item.
 5. Variance Request to Allow the Number of Special Event Signs to Exceed Maximum Allowed Per Property
 6. Variance Request to Allow the Display of Special Event Signs to Exceed the Maximum Number of Times Allowed
 7. Variance Request to Allow the Display of Two Community Service Banners to Exceed the Maximum Time Period Allowed
 8. Master Sign Plan – Commission Vice Chair James Martin motions to approve the variance requests and Master Sign Plan. Commissioner Erik Burgeson seconds. Commission discusses the variance requests and the precedence this might set in the City, the unique circumstances of the requests since this is a City organization requesting variances for signs on City property, when and how the signs and banners will be used, and the Commission commends staff on presenting this to the Commission even though the City is not required to ask for a variance. VOTE: 5-0 in favor, motion passes.
- B. Belterra Subdivision Sign Variance Requests and Master Sign Plan for San Saba Entry Signs and Neighborhood Entrance Signs, *Peter Dufrene, PLA, Project Director, Representative of Crescent Communities, Applicant*
1. Presentation – Peter Dufrene, Applicant's Representative
 2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. Staff recommends approval of the variance requests and Master Sign Plan with the following conditions: The San Saba signs in the right of way will be moved or altered at the applicant's/owner's expense if required for future roadway or utility expansion or repair; The applicant provides a copy of the Hays County approval for the San Saba signs to be located in the right of way; and the signs shall comply with the current City of Dripping Springs Lighting Ordinance regulations for illuminated signage.
 3. Public Hearing -
 4. Variance Request to Allow San Saba Entry Signs to Exceed the Maximum Height Allowed
 5. Variance Request to Allow San Saba Entry Signs to be Located within the Public Right of Way
 6. Variance Request to Allow Neighborhood Entrance Signs to Exceed the Maximum Height Allowed
 7. Master Sign Plan - Commissioner Erik Burgeson motions to approve the variance requests and Master Sign Plan according to staff's recommendation. Commission Vice Chair James Martin seconds. VOTE: 5-0 in favor, motion passes.

VII. ZONING

Consideration and Possible Action On:

- A. Ordinance No. 1220.121: An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property: Lot 1 of the Gardens of Howard Ranch Subdivision, out of the Stiles J Fowler Survey, A0174 (not addressed) from Agricultural (A) to Single-Family Residential, Town Center (SF-3), *Bill E. Couch, P.G., AICP CEP, Applicant*
1. Presentation – Bill Couch, Applicant
 2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval.
 3. Public Hearing – No one speaks.
 4. Ordinance No. 1220.121 - Commissioner Erik Burgeson motions to approve Ordinance 1220.121 according to staff's recommendation. Commission Vice Chair James Martin seconds. VOTE: 5-0 in favor, motion passes.
- B. Preliminary Briefing on the Proposed Planned Development District for the Heritage project, that being approximately 189 acres located within the extraterritorial jurisdiction of Dripping Springs, in Hays County, Texas, commonly known as "Heritage Subdivision". Shawn Thompson provides a presentation. No action taken.

VIII. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, February 1, 2016 at 5:30 p.m.
- B. Regular Parks & Recreation Commission Meeting, February 8, 2016, at 6:00 p.m.
- C. Regular City Council Meeting, February 9, 2016 at 7:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, February 23, 2016 at 7:00 p.m.

- IX. **ADJOURN** - Commissioner Erik Burgeson motions to adjourn the meeting. Commission Vice Chair James Martin seconds. VOTE: 5-0 in favor, motion passes. Meeting adjourns at 9:00p.m.