

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, March 22, 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

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

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).

III. PLEDGE OF ALLEGIANCE - Commissioner Erik Burgeson 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. No one speaks.

V. MINUTES

Consideration and Possible Action On:

A. Approval of Regular Meeting Minutes, February 23, 2016 – Commission Vice Chair James Martin motions to approve the minutes. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.

Commissioner Whit Smith recuses himself from Signs agenda item A due to a potential conflict of interest.

VI. SIGNS

A. Arrowhead Ranch Subdivision Sign Variance Requests for Subdivision Entrance Signs, located at Arrowhead Ranch Blvd., *Peter Dufrene, AIA, PLA, Project Director*

1. Presentation - None
2. Sign Administrator's Report (Michelle Fischer) – City Administrator Michelle Fischer, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.

4. Variance Request to Allow Subdivision Entrance Signs to Exceed the Maximum Height Allowed
5. Variance Request to Allow Subdivision Entrance Signs to be Located within the Public Right of Way - Commissioner Erik Burgeson motions to approve both variance requests according to staff's recommendation. Commissioner Michael Lavengco seconds. VOTE: 5-0 in favor, motion passes.

VII. EXTERIOR DESIGN ALTERNATIVE STANDARDS

A. Alternative Design Standard for Skybridge Academy, located at 26450 RR 12, *Ariel Dochstader Miller, Skybridge Academy, Owner/Applicant*

1. Presentation – Ariel Dochstader Miller is available for questions.
2. Staff Report (Keenan Smith, AIA) – Consultant Keenan Smith, report on file. Staff recommends approval with the following conditions: 1) Pedestrian Amenities: Provide (4-6) min. elements, as required per Ordinance; to be installed and verified prior to Certificate of Occupancy issuance; 2) Sloped Metal Roof Material: “Approved in Concept” to match roof panels on Existing Building. City’s review of product submittal onsite or construction mockup required prior to bulk order of materials; and 3) Native Stone Masonry: “Approved in Concept” subject to City’s onsite review of construction mockup (4’ x 4’ min. w/ stone, mortar, trims) prior to bulk order of materials.
3. Public Hearing – No one speaks.
4. Alternative Design Standard – Commission Vice Chair James Martin motions to approve the alternative design standard according to staff’s recommendation. Commissioner Whit Smith seconds. VOTE: 6-0 in favor, motion passes.

B. Alternative Design Standard for Jack Brown Cleaners, Located at 108 E US 290, *Jerry Frazier, PMP, Embree Construction Group, Inc. for Paul Brown, Owner*

1. Presentation – Jerry Frazier is available for questions.
2. Staff Report (Keenan Smith, AIA) - Consultant Keenan Smith, report on file. Staff recommends approval with the following conditions: 1) Pedestrian Amenities: Provide (4-6) min. elements (2-3) per Tenant, as required per Ordinance; to be installed & verified prior to Certificate of Occupancy issuance; 2) Sloped Metal Roof Material: “Approved in Concept” to be “Buckskin” color / finish by Berridge or equal, to match submitted sample. City’s review of product submittal onsite or construction mockup required prior to bulk order of materials; and 3) Native Stone Masonry. “Approved in Concept” subject to City’s onsite review of construction mockup (4’x4’ min. w/ stone, mortar, trims) prior to bulk order of materials.
3. Public Hearing – No one speaks.
4. Alternative Design Standard – Commission Vice Chair James Martin motions to approve the alternative design standard according to staff’s recommendation. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.

VIII. SUBDIVISIONS

A. Replat of Sawyer Ranch Estates, Lot 2, Located at 14020 Sawyer Ranch Road, *Richard McDaniel, Ash & Associates Surveying for Milan Vitolich, Vitolich & Vitolich, Inc., Applicant/Owner*

1. Presentation - None
2. Staff Report (Jon Thompson) – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval.
3. Public Hearing – Dean Jasper states that he is a property owner in Sawyer Ranch Estates since 1994 and that this replat is in violation of the original deed restrictions which specify 2.5 acres per home.
4. Replat - Commissioner Erik Burgeson motions to approve the replat according to staff's recommendation. Commission Vice Chair James Martin seconds. VOTE: 6-0 in favor, motion passes.

IX. ZONING

- A. Ordinance No. 1220.123: An Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property: 28706 RR12 (ABS 415 PHILIP A SMITH SURVEY 0.33 AC; R17934, HaysCAD) from Single-Family Residential, Duplex (SF-4) to General Retail (GR), *Zaman Khair U & Tuulikki Ylostalo, Applicants*
 1. Presentation - None
 2. Staff Report (Jon Thompson) - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval.
 3. Public Hearing - No one speaks.
 4. Ordinance No. 1220.123 – Commission Chair Mim James motions to consider. Commissioner Erik Burgeson seconds. Commission discusses the zoning in the surrounding areas and the most appropriate zoning for this property. Commission Vice Chair James Martin motions to disapprove the zoning classification of General Retail (GR) as requested by the applicant and recommend approval of Local Retail (LR) zoning. Commissioner Whit Smith seconds. VOTE: 6-0 in favor, motion passes.
- B. Conditional Use Permit to Allow Domestic Farm Animals at Skybridge Academy, located at 26450 RR 12, *Ariel Dochstader Miller, Skybridge Academy, Owner/Applicant*
 1. Presentation – Ariel Dochstader Miller presents.
 2. Staff Report (Jon Thompson) - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval with the following conditions: 1. Veterinarian statement for annual pet exam; 2. Vaccine records; 3. No ectoparasites on the animals present at the school; 4. Living quarters kept clean; 5. No stray animals present; and 6. Handwashing process (protocol) after handling the animals and before re-entering the school a. The handwashing process was further clarified as, “All students, after coming into contact with any of our farm animals, shall enter the building through the garage classrooms and immediately wash their hands with soap and water at the utility room sink. Hand sanitizer will also be available for students to use in addition to washing their hands with soap and water.”
 3. Public Hearing – Margaret Foster states that she is concerned about residential neighborhoods being allowed to have domestic farm animals.
 4. Conditional Use Permit - Commissioner Erik Burgeson motions to consider. Commission Chair Mim James seconds. Commission discusses the issue of limiting the number of animals at the facility. Commissioner Erik Burgeson motions to approve the CUP according to staff's recommendation with the condition that no more than six chickens and

two pot belly pigs be allowed. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.

C. Ordinance No. 1220.124: Public hearing, discussion, and recommendation: Regarding a zoning request and ordinance enacting Planned Development District (PDD) # 5, commonly known as “Heritage Subdivision.” The area is approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School in the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter. *SLF IV-Dripping Springs JV, L.P. and BobWhite Investments, LP, Applicant*

1. Presentation – Michelle Lynch and Sean Compton, Applicant’s representatives
2. Staff Report – City Administrator Michelle Fischer, report on file. At this time, staff recommends for the Planning and Zoning Commission to take no action at this time. Additional time is needed to consider the issues in light of staff feedback that still needs to be addressed in the PDD Ordinance and PD Agreement drafts. In the coming weeks, the drafts will be finalized and will be submitted in time for consideration and recommendation during the April 26, 2016 Planning and Zoning Commission meeting.
3. Public Hearing – Peter Durkin states his concern about traffic issues in Hidden Springs Ranch due to this project. Kathy Rienstra states her concern about traffic issues in Hidden Springs Ranch due to this project and would like to see a guaranteed matrix of single family homes adjacent to Hidden Springs Ranch and a brick/stone wall. Patty Lawrence states her opposition to this project due to the negative impacts it will have on Hidden Springs Ranch in regards to traffic.
4. Ordinance No. 1220.124 – Commission discusses the zoning request and ordinance. Commission Vice Chair James Martin motions to continue this discussion. Commission Chair Mim James seconds. No action taken.

D. Public hearing, discussion, and recommendation: Regarding Planned Development District Agreement for PDD # 5, commonly known as “Heritage Subdivision,” between the City of Dripping Springs and SLF IV-Dripping Springs JV, L.P and BobWhite Investments, LP. The area is approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School in the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter.

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Planned Development District Agreement – Agenda items C and D were taken together.

E. Informational presentation on the proposed Public Improvement District for the Heritage Project, that being approximately 189 acres currently located within the extraterritorial jurisdiction of Dripping Springs, in Hays County, Texas, commonly known as “Heritage Subdivision.” No action taken.

X. ANNOUNCEMENTS

- A. Transportation Committee Meeting, March 21, 2016 at 3:30 p.m.
- B. Regular Historic Preservation Commission Meeting, April 4, 2016 at 5:30 p.m.
- C. Regular City Council Meeting, April 12, 2016 at 7:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, April 26, 2016 at 7:00 p.m.

XI. ADJOURN - Commissioner Erik Burgeson motions to adjourn the meeting. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourns at 9:32pm.