

Minutes of the Planning and Zoning Commission Special Meeting

A Special Meeting of the City of Dripping Springs Planning and Zoning Commission was held Wednesday, May 4, 2016, beginning at 6:00 PM at City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Commission Members

Mim James - Chair

Kim Hubbard

Michael Lavengco

James Martin – Vice Chair

Erik Burgeson

Whit Smith

John McIntosh

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

City Secretary Kerri Craig

City Attorney Alan Bojorquez

Planning Consultant Anjali Naini

Commission Chair Mim James calls the meeting to order at 6:00pm. All members present except Commissioners Michael Lavengco, Erik Burgeson and Whit Smith. Commissioner Kim Hubbard leads the Pledge of Allegiance.

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. PLANNED DEVELOPMENT DISTRICT

Consideration and possible action on:

A. 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 – Planning Consultant Anjali Naini, report on file. Staff recommends conditional approval pending additional staff review and assurance that any outstanding issues will be addressed.
3. Public Hearing – James Rienstra states his questions and concerns regarding barriers/buffer between this development and the existing homes, and the proposed housing density. Curtis Wiederhold states that he is concerned about the lack of barrier between his property and the development. Patty Lawrence states her concern about the

wastewater permit being issued, and the fencing requirements. Lynne Viaggi states her concern about the potential increase in traffic due to the development, specifically heavy truck traffic.

4. Ordinance No. 1220.124 – Commission Chair Mim James motions to consider. Commission Vice Chair James Martin seconds. VOTE: 4-0 in favor, motion passes. Commission discusses traffic issues including emergency vehicle access, a traffic impact analysis and capacity study, fencing and walls, setbacks related to commercial and non-commercial uses, the wastewater permit, the survey and platting of the property, the timeline of the project, impervious cover, price points, affordable housing in Dripping Springs, and commercial aspects of the development. Commission Vice Chair James Martin motions to approve the ordinance according to staff’s recommendation with the striking of the wording in Section 2.3.1 and the deletion of the last sentence in Section 2.4. Commissioner Kim Hubbard seconds. VOTE: 4-0 in favor, motion passes.

- IV. **ADJOURN** – Commission Vice Chair James Martin motions to adjourn the meeting. Commissioner Kim Hubbard seconds. VOTE: 4-0 in favor, motion passes. Meeting adjourns at 8:15p.m.