

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, May 24, 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

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

Commission Chair Mim James calls the meeting to order at 7:00pm. All members present except Commissioner Kim Hubbard.

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 John McIntosh 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, April 26, 2016

B. Approval of Special Meeting Minutes, May 4, 2016 – Commission Vice Chair James Martin motions to approve the minutes from the April 26, 2016 meeting. Commission Chair Mim James seconds. VOTE: 3-0-2 in favor, Commissioners Erik Burgeson and Whit Smith abstain because they were not present at the meeting, motion passes. Commission Vice Chair James Martin motions to approve the minutes from the May 4, 2016 meeting. Commission Chair Mim James seconds. VOTE: 3-0-2 in favor, Commissioners Erik Burgeson and Whit Smith abstain because they were not present at the meeting, motion passes.

VI. PARKLAND DEDICATION

Consideration and Possible Action On:

A. Parkland Dedication for Merritt Hill Country Senior Living Apartments, Located at 28725 RR 12, Hunter Shadburne, PE, Austin Civil Engineering, Applicant

1. Presentation – Brian Roby, Austin Civil Engineering
2. Staff Report (Brent Luck) – Consultant Brent Luck, report on file. Staff recommends approval with the following condition: We propose that the THCA Fee Waiver Resolution amount required by the City (\$11,340.00) be applied to the cash-in-lieu amount, reducing the amount required to \$98,216.40. Additionally, we proposed the final cash-in-lieu to be paid by the Owner be 60% of this remaining balance or \$58,929.84.
3. Parks & Recreation Commission Report – The Commission voted to approve the Parkland Dedication and Cash In Lieu according to staff’s recommendations.
4. Public Hearing – No one speaks.
5. Proposed Parkland Dedication and Cash In Lieu - Commissioner Erik Burgeson motions to approve the Parkland Dedication and Cash In Lieu according to staff’s recommendation. Commission Vice Chair James Martin seconds. VOTE: 5-0 in favor, motion passes.

VII. SUBDIVISIONS

Consideration and Possible Action On:

A. Preliminary Plat for Phase Two, Headwaters at Barton Creek, *Doucet & Associates, Inc.*

1. Presentation – Doucet & Associates
2. Staff Report (Rick Coneway) – Director Rick Coneway, report on file. Staff recommends approval of PUE width variance as requested, and approval of the preliminary plat conditioned upon the approval of the elements of the Parkland Dedication plan related to Phase Two.
3. Public Hearing – Terry Manning states his concern regarding lines going onto his property on the map he received with the public notice and would like clarity regarding the development near his property.
4. Request for Variance to reduce width of PUE from 20' to 15' along both sides of the street ROW dedications
5. Preliminary Plat - Commissioner Erik Burgeson motions to approve the variance request according to staff’s recommendation. Commissioner John McIntosh seconds. VOTE: 5-0 in favor, motion passes. Commission Chair Mim James asks the applicant to respond to Mr. Manning’s concern, which he does to Mr. Manning’s satisfaction. Commissioner Erik Burgeson motions to approve the preliminary plat according to staff’s recommendation. Commission Vice Chair James Martin seconds. VOTE: 5-0 in favor, motion passes.

VIII. SIGNS

Consideration and Possible Action On:

A. Sign and Lighting Variance Requests for Dollar General, located at 2400 W. Highway 290, Drippings Springs, TX, *Ezzi Signs, Applicant*

1. Presentation - None
2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. Staff recommends 1) denial of the variance request to allow the installation of a pole sign, 2) approval of the variance request to allow a nonconforming projecting sign to remain and to reface it with the condition that the exterior wall lighting fixtures are replaced with ones that comply with the Lighting Ordinance and are approved by the City’s lighting consultant and Sign Administrator, 3) approval of the variance request to allow cumulative total signable area to exceed the maximum allowed, and 4) approval of the variance

request to allow more than 1/3 of an illuminated projecting sign and an illuminated pole sign to be yellow with the condition that the exterior wall lighting fixtures are replaced with ones that comply with the Lighting Ordinance and are approved by the City's lighting consultant and Sign Administrator.

3. Public Hearing – No one speaks.
4. Variance Request to Allow the Installation of a Pole Sign, which is a Prohibited Type of Sign
5. Variance Request to Allow a Nonconforming Projecting Sign to Remain and to Reface It
6. Variance Request to Allow Cumulative Total Signable Area to Exceed the Maximum Allowed
7. Variance Request to Allow More than 1/3 of an Illuminated Projecting Sign and an Illuminated Pole Sign to be Yellow

Commissioner Erik Burgeson motions to consider. Commission Chair Mim James seconds. Commission discusses the variance requests, their involuntary inclusion into our ETJ via statutory expansion of the City limits, and the expenses related to bringing their lights into compliance. Commission Vice Chair James Martin motions to accept staff's recommendations for all four variance requests. Commissioner Whit Smith seconds. VOTE: 5-0 in favor, motion passes.

IX. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, June 6, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, June 14, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, June 27, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, June 28, 2016 at 7:00 p.m.

- X. **ADJOURN** – Commission Vice Chair James Martin motions to adjourn the meeting. Commissioner John McIntosh seconds. VOTE: 5-0 in favor, motion passes. Meeting adjourns at 7:30pm.