

# Minutes of Planning & Zoning Commission Meeting

## City of Dripping Springs

---

A Planning & Zoning Commission Meeting of the City of Dripping Springs was held Tuesday, June 24, 2014, beginning at 7:00 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 7:00 p.m. All present except Commissioner Hubbard, Commissioner Joseph Martin and Alan Bojorquez.

### 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

A. Pledge of Allegiance – Commissioner Smith leads the pledge.

### 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 May 27, 2014 Meeting Minutes – Commissioner James motions to approve. Commissioner James Martin seconds. Motion passes, 5-0.

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

***Consideration and Possible Action On:***

- A. Preliminary Plat, Founder's Ridge, located just north of Legacy Trails subdivision on the east side of RR12 (102.479 acres, Philip A. Smith Survey #26, A0415), *David Morales, P.E., Doucet & Associates*

*Commissioners McClung and Burgeson recuse themselves. Commissioner James chairs the meeting.*

1. Presentation – Jim Brewer with Doucet & Associates presents presentation boards and project.
2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval.
3. Parks & Recreation Commission Report – The Parks & Recreation Commission recommends approval, report on file.
4. Public Hearing – No one speaks.
5. Parkland Dedication – Commissioner Smith motions to approve staff recommendations for parkland dedication, variance and preliminary plat. Commissioner James Martin seconds. Motion passes, 3-2-0. Commissioners McClung and Burgeson abstain.
6. Variance from City of Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 12.2.1 "Easements" to reduce a public utility easement width from 20 feet to 15 feet - Commissioner Smith motions to approve staff recommendations for parkland dedication, variance and preliminary plat. Commissioner James Martin seconds. Motion passes, 3-2-0. Commissioners McClung and Burgeson abstain.
7. Preliminary Plat – Commissioner Smith motions to approve staff recommendations for parkland dedication, variance and preliminary plat. Commissioner James Martin seconds. Motion passes, 3-2-0. Commissioners McClung and Burgeson abstain.

Commissioner McClung chairs meeting.

- B. Preliminary Plat, Reunion Ranch located approximately 1 mile north on FM1826 on the southeast side of the road (523.96 acres, William Carlton Survey, Abs. No. 124; S.J. Whatley Survey No. 22, Abs. 18; Richard Hayley Survey, Abs. No. 124), *Brett Pasquarella, PE, Carlson Brigrance & Doering, Applicant*

1. Presentation – None.
2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval.
3. Public Hearing – Brian Dudley, resident of Goldenwood, states two

questions: 1. What does Development Agreement state regarding additional lots? 2. What is the path of the bridge? Who will approve construction plans? 3. Inquires of staff why connectivity is not addressed in this plat and what is the City's policy on connectivity.

Ralph Rice, resident, states he could not get information he needed from files he reviewed regarding density. Inquires of bridge construction.

Sam Cobb, resident of subdivision, states concern for increased traffic as there is already congestion on 1826. Inquires if roadways are planned to be widened.

Al Barrett, resident of Reunion Ranch, inquires if there is a plan for additional egress. Also states he is unclear as to exact location.

4. Preliminary Plat – Commissioner James motions to consider. Commissioner Burgeson seconds. Commissioner James inquires of Planning Director Jon Thompson to review Development Agreement (history). Commissioner McClung asks Planning Director Jon Thompson to address connectivity. Commissioner James motions to approve staff recommendations. Commissioner Burgeson seconds. Motion passes, 5-0.

C. Replat, Crooked Oaks, Lot 5, located at the end of Pin Oak Drive and Post Oak Drive, *Edmund Kunz, Jr., Applicant*

1. Presentation – None.
2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Replat – Commissioner Burgeson motions to approve staff recommendations. Commissioner James seconds. Motion passes, 5-0.

D. Replat, Sunset Canyon, Section 1C, Lot 17 and Variance from Dripping Springs Code of Ordinances, Ch 28, Exhibit A, Section 14.6, located at 3975 E US Highway 290 (approximately 800 feet east of the intersection of US 290 and Trautwein Road on the north side of US 290), *Ken and Milena Christopher, Applicant*

1. Presentation – Ted McConoughay, P.E., with Doucet & Associates, presents presentation board and request.
2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Variance from the Dripping Springs Code of Ordinances, Chapter 28, Exhibit A, Section 14.6 "Minimum Lot Sizes in Extra Territorial Jurisdiction

(ETJ),” to allow a lot smaller than the minimum 1.5 acres required - Commissioner James motions to approve variance and replat. Commissioner Burgeson seconds. Motion passes, 5-0.

5. Replat – Commissioner James motions to approve variance and replat. Commissioner Burgeson seconds. Motion passes, 5-0.

E. Conditional Use Permit for 332 Mercer Street (Mercer Street Dance Hall), *Nick Dotin, Applicant*

1. Presentation – Nick Dotin, states request and is available for questions.
2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Conditional Use Permit – Commissioner James motions to approve staff recommendations. Commissioner Burgeson seconds. Motion passes, 5-0.

F. Sign Variance Request from Mercer Street Dance Hall to allow a Changeable Copy Sign on an Existing Pole Sign (located at 332 Mercer Street)

1. Presentation – Nick Dotin, states request and describes sign and need for sign.
2. Historic Preservation Commission Report – see line item 3.
3. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. States the Historic Preservation Commission reviewed for Certificate of Appropriateness. Staff recommends approval with conditions listed in report.
4. Public Hearing – No one speaks.
5. Variance Request to Allow A Changeable Copy Sign on An Existing Pole Sign – Commissioner James motions to approve with staff recommendations (conditions listed in report). Commissioner James Martin seconds. Commissioner McClung states concern we have denied others. Motion passes, 4-1. Commissioner McClung opposed.

G. Sign Variance Request for Butler Ranch Estates Subdivision Entrance Sign (located at subdivision entrance in 400 block of Butler Ranch Rd)

1. Presentation – None.
2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Variance Request to Exceed the Maximum Area Allowed for a Subdivision Entrance Monument Sign – Commissioner Burgeson motions to approve staff recommendations. Commissioner James seconds. Motion passes. 5-0.

H. Sign Variance Request for Rim Rock Subdivision Entrance Sign (located at subdivision entrance in the 16100 Block of Crystal Hill Drive)

1. Presentation – None.
2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
3. Public Hearing –Julie Evans, neighbor, states the sign is directly across from her dining room window. Asks Commission to deny back light to protect the night sky.

Jim Evans, states he does understand placement of sign on a secondary road and would like Commission to consider denying the request.

Robert Fowler, Vice President of Goldenwood West, states neighborhood opposes sign. States the primary traffic is not that of Rim Rock and its placement is inappropriate as well as the scale of the sign. Asks Commission to deny.

Brian Dudley, resident of Goldenwood, states there are omissions from the submittal. Mr. Dudley states there is a left hand turn lane proposed for Crystal Hills Drive. Mr. Dudley states Mr. Lloyd has proposed to build a trail in the area as well. Mr. Dudley asks Commission to deny until developer can show how it will fit and not affect the trail or drainage.

4. Variance Request to Exceed the Maximum Area Allowed for a Subdivision Entrance Monument Sign – Commissioner Burgeson motions to consider. Commissioner James seconds. Commissioner Burgeson inquires of City Administrator Michelle Fischer if variance is unneeded they can move forward. City Administrator Michelle Fischer states this is correct. Commission discusses wall, monument options, lighting and landscaping. Commissioner McClung motions to approve staff recommendations and additional condition that sign never be lit. Commissioner James seconds. Motion passes, 5-0.

I. Sign Variance Request for Saratoga Hills Subdivision Entrance Sign (located on Gato Del Sol Ave. near its intersection with Trautwein Rd.)

1. Presentation – Applicant present and available for questions.
2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file.
3. Public Hearing – No one speaks.
4. Variance Request to Exceed the Maximum Area Allowed for a Subdivision Entrance Monument Sign – Commissioner McClung motions to approve staff recommendations. Commissioner Burgeson seconds. Motion passes, 5-0.

5. Variance Request to Allow A Sign to Be Located in the Right-of-Way –  
Commissioner McClung motions to approve staff recommendations.  
Commissioner Burgeson seconds. Motion passes, 5-0.

VII. **ADJOURN** – Commissioner James motions to adjourn. Commissioner Burgeson  
seconds. Motion passes, 5-0. Meeting adjourned at 8:54 p.m.