

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, August 23, 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

Erich Oswald

James Martin – Vice Chair

Michael Lavengco

John McIntosh

Evelyn Strong

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Planning Consultant Anjali Naini

City Secretary Kerri Craig

Assistant City Attorney Laura Mueller

Commission Chair Mim James calls the meeting to order at 7:00pm. All members present. Also present is Consultant Keenan Smith, Code Enforcement Manager Kyle Dannhaus, and Communications Coordinator Bonnie Gonzalez.

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).

A. Consultation with City Attorney regarding Special Permit for Amateur Wireless Transmission Facility, Amateur Radio Tower, Located at 401 Springwood Drive (*Section 551.071*)

Convened to executive session at 8:44pm. Present: Commissioners Mim James, James Martin, Kim Hubbard, Michael Lavengco, Evelyn Strong, and Erich Oswald. Also present is City Administrator Michelle Fischer, Director Rick Coneway, and Assistant City Attorney Laura Mueller. Reconvened to the regular meeting at 9:05pm. Convened to executive session again at 9:34pm. Reconvened to the regular meeting at 10:06pm.

III. PLEDGE OF ALLEGIANCE - Commissioner Evelyn Strong 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.

Cynthia DiCola – States her concern regarding affordable housing in Dripping Springs.

V. MINUTES

Consideration and Possible Action On:

- A. Approval of Regular Meeting Minutes, July 26, 2016 – Commission Vice Chair James Martin motions to approve the minutes. Commissioner Kim Hubbard seconds. VOTE: 7-0 in favor, motion passes.

VI. BUSINESS

Consideration and Possible Action On:

- A. City of Dripping Springs Comprehensive Plan Update 2016

1. Steering Committee Report – Commission Vice Chair James Martin, report on file.
2. Public Hearing –

Walt Smith compliments the city and commission on the development of the plan and states his concern regarding the duties being assigned to entities other than the City, the water plans and the need for a comprehensive water plan for the city, and the lack of indication that the city will evaluate options other than the wastewater discharge permit.

Orlando Castillo states his concern regarding drainage issues and the immediate, and increasingly worse issue of drainage being diverted into his neighborhood in Grand Prairie.

Teresa Strube states land and infrastructure and development costs are problematic, parking space costs seem very high, suggests the Stephenson building be demolished and rebuilt to make it more affordable, to evaluate the lighting to ensure developments are compatible with our dark skies ordinance, and traffic is a major problem.

Marianne Simmons states she is glad the Triangle is being considered in the plan and would like to know more about the timeline regarding that property.

Sharon Park states her concern regarding the drainage issue in the Grand Prairie neighborhood and the traffic issues on North RR 12 due to it being a two-lane road.

3. Discussion (*no action to be taken*) – No action taken.

- B. Belterra Village Master Tree Preservation and Landscape Plan- A comprehensive Master Tree Preservation and Landscaping Plan for Belterra Village addressing types, sizes, locations, and placements of all trees for the Project. Once approved by the City, the Master Tree Preservation and Landscaping Plan shall have the effect of an amendment to the Belterra Commercial Development Agreement.

1. Presentation – None however applicant is available for questions.
2. Staff Report – Consultant Brent Luck, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Belterra Village Master Tree Preservation and Landscaping Plan – Commission Vice Chair James Martin motions to approve according to staff's recommendation with the condition that staff administratively approves the final review of the plan. Commission Chair Mim James seconds. VOTE: 7-0 in favor, motion passes.

VII. SIGNS

Consideration and Possible Action On:

A. Ordinance No. 1251.04: Belterra Commercial Master Sign Plan Ordinance: An Ordinance Enacting Chapter 26, Appendix "D", Of The Dripping Springs Code Of Ordinances; Establishing Regulations For A Master Sign Plan For Belterra Commercial; Providing For The Following: Rules; Standards; Procedures; And Findings Of Fact; Codification; Repealer; Severability; Proper Notice And Meeting; Enforcement Including Criminal Penalties, *Crescent Belterra TX, LLC, and Endeavor, Applicants*

1. Presentation - Applicant provides a presentation.
2. Staff Report – City Administrator Michelle Fischer, report on file. Staff recommends postponing this item until the applicant responds to comments/questions from city staff.
3. Public Hearing – No one speaks.
4. Ordinance 1251.04 – Commission Vice Chair James Martin motions to discuss. Commission Chair Mim James seconds. Commission discusses architectural issues, the size, location and number of signs, and the fact that the applicant has not turned in documents and responses in a timely manner. If responses and documentation requested by city staff are not received at least 10 days prior to the meeting at which they are being considered, they will not be considered. Commission Chair Mim James motions to postpone this item until further review is completed. Commissioner Michael Lavengco seconds. VOTE: 7-0 in favor, motion passes.

Commissioner John McIntosh leaves the meeting at 8:20pm.

B. Ordinance No. 1251.05: An Ordinance Amending Chapter 26, Appendix "C" of the Dripping Springs Code of Ordinances; Amending Regulations for a Master Sign Plan for a Portion of the Sawyer Ranch Subdivision; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Meeting.

1. Presentation - None
2. Staff Report - City Administrator Michelle Fischer, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Ordinance No. 1251.05 – Commission Vice Chair James Martin motions to approve according to staff's recommendation. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.

VIII. SUBDIVISIONS

Consideration and Possible Action On:

A. Cottages at Belterra - Preliminary Plat of 21.803 Acres in the William S. Hilton Survey No. 57 and the Alec McGown Survey, A-699 situated in Hays County, Texas, located within the Belterra Subdivision, north of Trinity Hills Drive just northeast of the intersection with Belterra Drive, *Stephen R. Delgado, PE, Representative of Applicant, Crescent Belterra, Texas, LLC*

1. Presentation – None however the applicant is available for questions.
2. Staff Report – Director Rick Coneway, report on file. Staff recommends approval.
3. Public Hearing – Tommy Machen states his concern regarding the lack of information received by the residents regarding this project.

Justin Weiss states his concern regarding the view of the backside of the development as a resident near the development.

4. Preliminary Plat - Commissioner Michael Lavengco motions to approve according to staff's recommendation. Commissioner Kim Hubbard seconds. VOTE: 6-0 in favor, motion passes.

IX. ZONING

Consideration and Possible Action On:

- A. Request for Special Permit for Amateur Wireless Transmission Facility, Amateur Radio Tower, Located at 401 Springwood Drive, *William Saulnier, Applicant*
 1. Presentation – William Saulnier, applicant's representative.
 2. Staff Report – Director Rick Coneway, report on file. Staff recommends approval.
 3. Public Hearing – Beth Woodward states her opposition to, and presents legal arguments against, the radio tower. Melanie Fenelon states her opposition to the radio tower and suggests it will have negative effects on neighboring property values. Doug Phillips states his opposition to the radio tower. Mac McCullough states his support of the radio tower. Mike Woodward states his opposition to the radio tower.
 4. Special Permit for Amateur Wireless Facility and Radio Tower – Commission Vice Chair James Martin motions to discuss. Commission Chair Mim James seconds. Commission discusses the legalities of the radio tower and the city's ordinance. Commission Vice Chair James Martin motions to approve the special permit according to staff's recommendation. Commissioner Evelyn Strong seconds. VOTE: 5-1 in favor, Commissioner Michael Lavengco votes Nay, motion passes.

X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, September 6, 2016 at 5:30pm
- B. Special City Council Meeting, September 6, 2016 at 5:30pm
- C. Regular City Council Meeting, September 13, 2016 at 7:00pm
- D. Transportation Committee Meeting, September 26, 2016 at 3:30pm
- E. Regular Planning and Zoning Commission Meeting, September 27, 2016 at 7:00pm

- XI. **ADJOURN** – Commission Vice Chair James Martin motions to adjourn the meeting. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourns at 10:12pm.