

# Minutes of Planning & Zoning Commission Meeting City of Dripping Springs

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A Planning & Zoning Commission Meeting of City of Dripping Springs was held Tuesday, August 26, 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 Smith 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 – Jon Thompson 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 Regular Meeting Minutes, July 22, 2014 – Commissioner Burgeson motions to approve. Commissioner Josef Martin seconds. Motion passes. 6-0.

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

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

A. Preliminary Plat - Headwaters at Barton Creek, Phase One, located at 2410 East Hwy 290 across from Hays Country Acres Rd. and East Creek Dr., *Matt Matthews, Freehold Capital Management, LLC*

1. Presentation – Jim Brewer, P.E., Doucet & Associates reviews presentation boards and preliminary plat.
2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.
4. Preliminary Plat – Commissioner James motions to approve staff recommendations. Commissioner Burgeson seconds. Motion passes, 6-0.

5. Sign Variance Request from Deep Eddy Distillery, located at 2250 East Highway 290, *Bob Strobeck, FSG Signs*

- a. Presentation - Bob Sturbeck, states request and reviews submission and is available for questions.
- b. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
- c. Public Hearing – No one speaks.
- d. Variance Request to Exceed the Maximum Height of 54 Inches Allowed for a Projecting Sign - Commissioner Burgeson motions to approve staff recommendations. Commissioner Josef Martin seconds. Motion passes, 6-0.

B. Master Signage Plan for Austin's Automotive Specialists, located at 3996 Highway 290, *Jamey Whitlock, Owner*

1. Presentation – Jamey Whitlock, Owner, reviews presentation boards, states request and is available for questions.
2. Sign Administrator's Report – City Administrator Michelle Fischer, report on file. Staff recommends approval.
3. Public Hearing – No one speaks.

Commissioner McClung motions to consider. Commissioner James seconds. Commissioner McClung states the proposal is considerably better than what exists currently and he is agreeable to the eight foot monument sign.

4. Variance Request to allow a Monument Sign to Exceed 6 Feet In Height – Commissioner Burgeson motions to approve staff recommendations. Commissioner Josef Martin seconds. Motion passes 6-0.
5. Variance Request to Allow a Projecting Sign to Exceed the Maximum

Signable Area Allowed – Commissioner Josef Martin motions to approve staff recommendations with the exception of illuminated lights, but to allow a light stripe. Commissioner James Martin seconds. Motion passes, 6-0.

6. Variance Request to Exceed the Cumulative Sign Limitations for a Multiunit Property – Commissioner Josef Martin motions to approve with compliance with traffic control signage above bay doors and approval of two projecting signs. Commissioner James Martin seconds. Motion passes, 5-0-1. Commissioner Hubbard opposed.
7. Master Signage Plan – Commissioner McClung motions to approve concurrent with motions approved for variances requested. Commissioner Josef Martin seconds. Motion passes, 6-0.

## VII. **BUSINESS**

### *Consideration and Possible Action On:*

- A. Ordinance No. 6300.12 - An Ordinance Amending Chapter 28, Article 28.06 of the Dripping Springs Code of Ordinances to Create a Tree and Landscaping Escrow During Drought Conditions; And Providing for the Following: Findings of Fact; Enforcement, Including Criminal Fines Not To Exceed \$2,000.00 and Civil Penalties Not To Exceed \$500.00 Per Violation; Enactment; Repealer; Severability; Codification; Effective Date; And Proper Notice and Meeting.
  1. Staff Report – Planning Director Jon Thompson, report on file.
  2. Ordinance No. 6300.12 – Commissioner McClung motions to consider. Commissioner James seconds. Commissioner McClung states he suggests language should be changed regarding escrow. Commission discusses escrow alternatives. No action taken. Commission directs staff to have further legal review regarding escrow.

- VIII. **ADJOURN** – Commissioner motions to adjourn. Commissioner Burgeson seconds. Motion passes, 6-0. Meeting adjourned at 8:45p.m.