

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, September 27, 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

James Martin – Vice Chair

John McIntosh

Kim Hubbard

Michael Lavengco

Evelyn Strong

Erich Oswald

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Code Enforcement Manager Kyle Dannhaus

Planning Consultant Anjali Naini

City Secretary Kerri Craig

Commission Chair Mim James calls the meeting to order at 7:30 pm. All members present except Commissioner John McIntosh and City Secretary Kerri Craig. Also present is Administrative Assistant Rachel Goodnight.

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 – Commission Vice Chair James Martin 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, August 23, 2016 - Commissioner Michael Lavengco motions to approve the minutes. Commission Vice Chair James Martin seconds.

VOTE: 6-0 in favor, motion passes.

VI. EXTERIOR DESIGN

Consideration and Possible Action On:

- A. Waiver Request from Exterior Design Standards Requirement for property located at 1225 Hwy 290 West (aka Ramsey Automotive), *Ray Whisenant, Owner/Applicant*
1. Presentation – None
 2. Staff Report (Laurie Whipple & Keenan Smith) – Consultant Keenan Smith, report on file. Staff recommends approval of the waiver request.
 3. Public Hearing – No one speaks.
 4. Waiver Request – Commission Vice Chair James Martin motions to approve the waiver request with staff recommendations. Commissioner Erich Oswald seconds. VOTE: 6-0 in favor, motion passes.

VII. ZONING

Consideration and Possible Action On:

- A. Ordinance No. 1220.126: An Ordinance of the City of Dripping Springs, Texas, Rezoning One Tract Approximately 0.754 Acres From Single-Family Residential (SF-1) to Local Retail (LR); and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Effective Date; Authorizing the City Administrator to Note the Change on the Official Zoning Map of the City; Proper Notice & Meeting, *Glen Weichert, Applicant*
1. Presentation – Jon Thompson, Applicant’s Representative
 2. Staff Report (Anjali Naini) – Consultant Anjali Naini, report on file. Staff recommends approval of Ordinance 1220.126.
 3. Public Hearing – No one speaks.
 4. Ordinance No. 1220.126 – Commission Vice Chair James Martin motions to approve Ordinance 1220.126 with staff recommendations. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.
- B. Presentation on the Concept Plan for Headwaters Commercial, *Blake Rue, Oryx Holdings, LLC, Applicant* – Presentation provided by Oryx Holdings. No action taken. Presentation is on file.

VIII. 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-Daniel Campbell is available for questions.
 2. Sign Administrator's Report (Michelle Fischer) – City Administrator Michelle Fischer, report on file. Staff recommends approval of Ordinance 1251.04.
 3. Public Hearing – No one speaks.

4. Ordinance No. 1251.04 – Commission Vice Chair James Martin motions to approve Ordinance 1251.04 with staff recommendations. Commissioner Kim Hubbard seconds. VOTE: 6-0 in favor, motion passes.

B. Sign Variance Requests for Parade of Homes Special Event Signs, *Home Builders Association of Greater Austin, Applicant*

1. Presentation – Gina DeStaffany
2. Sign Administrator's Report (Michelle Fischer) – City Administrator Michelle Fischer, report on file. Staff recommends approval of both variance requests.
3. Public Hearing – No one speaks.
4. Variance to Allow Off Premise Special Event Signs and Directional Signs
5. Variance to Exceed Maximum Number of Special Event Signs Allowed - Commission Vice Chair James Martin motions to approve both of the variance requests with staff recommendations. Commissioner Erich Oswald seconds. VOTE: 6-0 in favor, motion passes.

IX. BUSINESS

Consideration and Possible Action On:

A. City of Dripping Springs Comprehensive Plan Update 2016

1. Presentation-Chris Holtkamp gives a presentation on the plan. He points out changes made based on public and staff feedback. His presentation is on file.
2. Public Hearing-no one speaks.
3. Comprehensive Plan
4. Implementation Guide
5. Future Land Use Plan - Vice Chair James Martin makes a motion to approve the Comprehensive Plan, Implementation Guide, and Future Land Use Plan with staff's recommendations and to add an introduction to the Implementation Guide that addresses how to include non-City entities and to include a process for following through with goals and action items. Commissioner Eric Oswald seconds. VOTE: 6-0 in favor, motion passes.

X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, October 3, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, October 11, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, October 24, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, October 25, 2016 at 7:00 p.m.

- XI. **ADJOURN** – Commission Vice Chair James Martin motions to adjourn the meeting. Commission Chair Mim James seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourns at 8:23 p.m.

