

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, October 27, 2015, 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

Whit Smith

Erik Burgeson

James Martin

John McIntosh

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Code Enforcement Manager Jon Thompson

City Secretary Kerri Craig

City Attorney Alan Bojorquez

Commission Chair Mim James calls the meeting to order at 7:04pm. All members present except Commissioner Whit Smith. Also present are Exterior Design, Architectural & Land Planning Consultant Keenan Smith and Administrative Assistant Laurie Whipple.

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 Kim Hubbard 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, September 22, 2015 - Commissioner Erik Burgeson motions to approve the minutes. Commissioner James Martin seconds. VOTE: 6-0 in favor, motion passes.

VI. BUSINESS

Consideration and Possible Action On:

A. Appointment of Vice Chair - Commissioner Michael Lavengco motions to appoint Commissioner James Martin as the Vice Chair. Commissioner Erik Burgeson seconds. VOTE: 6-0 in favor, motion passes.

VII. SUBDIVISIONS

Consideration and Possible Action On:

- A. Replat of Lots 1-3, Block A of Oakridge Park, Section 1 at Kinnicinic; Located North and Northwest of the Intersection of Kinnicinic Loop and FM1826; *John Clark, PE, on behalf of Bill Hall, Trustee of the Ben L. Parten, Jr. Trust and as Trustee of the Martha J. Parten Trust, Applicants*
1. Presentation - None
 2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the replat.
 3. Public Hearing – No one speaks
 4. Replat – Commissioner Michael Lavengco motions to approve the replat according to staff’s recommendation. Commissioner Erik Burgeson seconds. VOTE: 6-0 in favor, motion passes.
- B. Replat of Lots 1-18, Block E; Lots 2-3, Block G; and Lots 1-9, Block H, Oakridge Park @ Kinnicinic, Section 2 and a portion of Oakridge Park @ Kinnicinic, Section 1; Located North and Northwest of the Intersection of Kinnicinic Loop and FM1826; *John Clark, PE, on behalf of Bill Hall, Trustee of the Ben L. Parten, Jr. Trust and as Trustee of the Martha J. Parten Trust, Applicants*
1. Presentation - None
 2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the replat.
 3. Public Hearing – No one speaks
 4. Replat - Commissioner Erik Burgeson motions to approve the replat according to staff’s recommendation. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.
- C. Preliminary Plat and Parkand Dedication for Caliterra, Phase 2, Sections 7 & 8, Located at 26025 Ranch Road 12, *Kevin Kendrick, Development Solutions CAT LLC, Applicant*
1. Presentation – Felix Manka, CMA Engineering
 2. Staff Report - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the preliminary plat and parkland dedication.
 3. Public Hearing – No one speaks
 4. Parkland Dedication
 5. Preliminary Plat – Commission Vice Chair James Martin motions to approve the preliminary plat and parkland dedication according to staff’s recommendation. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.

VIII. ZONING

Consideration and Possible Action On:

- A. Ordinance No. 1220.98: An Ordinance of the City of Dripping Springs Amending Chapter 30, Exhibit A, Section 3.5 Single-Family Residential-Town Center to Expand the Purpose, Descriptions, Permitted Uses, Area and Height Regulations, and Special Requirements for the SF-3 Zoning District; and Providing for the Following; Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting.
 1. Staff Report and Presentation - Exterior Design, Architectural & Land Planning Consultant Keenan Smith and Code Enforcement Manager Jon Thompson, reports on file. Staff recommends approval of Ordinance 1220.98.
 2. Public Hearing – No one speaks
 3. Ordinance No. 1220.98 – Commission Chair Mim James motions to consider this item. Commissioner Erik Burgeson seconds. Commission discusses the SF3 zoning, the zoning classification structure, lot sizes, density, traffic, lots with alleys and setbacks, and development in Dripping Springs. Commission Vice Chair James Martin motions to approve Ordinance 1220.98 according to staff’s recommendation. Commissioner Kim Hubbard seconds. VOTE: 5-1 in favor, Commissioner Erik Burgeson votes Nay, motion passes.

IX. SITE DEVELOPMENTS

Consideration and Possible Action On:

- A. Site Plan and Parkland Dedication for Paisano Country Homes Phase 1, Located at 13400 Paisano Trail, *Joe Peter, Applicant*
 1. Presentation – Joe Peter, Applicant
 2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the site plan and parkland dedication with the condition approved by the Parks and Recreation Commission, which is to accept the proposed parkland as a private park and to require the balance of the parkland dedication to come in the form of a cash-in-lieu payment. The amount of the cash-in-lieu for 100% calculates to an amount of \$69,603. The amount of cash-in-lieu at the recommended 50% would be \$34,801.50.
 3. Public Hearing
 - Andrew Clamann – Provides a presentation stating why he is opposed to this proposed site plan and parkland dedication; copy of presentation is on file.
 - Earl Britton – Speaks in opposition to the proposed site plan and parkland dedication.
 - Deborah Stedman – Speaks in opposition to the proposed site plan and parkland dedication.
 - Cynthia Grant – Speaks in opposition to the proposed site plan and parkland dedication.
 - Linda Klemann – Speaks in opposition to the proposed site plan and parkland dedication.
 - Cindi Cuellar – Speaks in favor of the proposed site plan and parkland dedication.
 - Edwin Burgundy – Speaks in favor of the proposed site plan and parkland dedication.
 - Homero De La Cruz – Speaks in opposition to the proposed site plan and parkland dedication.

Seth Green – Provides a presentation stating why he is opposed to this proposed site plan and parkland dedication; copy of presentation is on file.

Denyce Goodnight – Speaks in opposition to the proposed site plan and parkland dedication.

Marilyn Jackson – Speaks in opposition to the proposed site plan and parkland dedication.

Russell Patrick – Speaks in opposition to the proposed site plan and parkland dedication.

4. Site Plan

5. Parkland Dedication

Commissioner Erik Burgeson motions to consider this item. Commission Vice Chair James Martin seconds. Commission discusses the site plan, the regulations and power of the City in the City limits versus the ETJ, water quality, volume and drainage, impervious cover, detention ponds, wells, private road maintenance, and TCEQ permitting. Commissioner Erik Burgeson motions to deny the site plan and parkland dedication. Commissioner John McIntosh seconds. VOTE: 6-0 in favor of denial, motion passes.

B. Site Plan for Darden Hill Business Park; Located at 211 Darden Hill Road, Driftwood, *Hugo Elizondo, PE, Cuatro Consultants, Applicant's Agent*

1. Presentation – Hugo Elizondo, Applicant's Agent

2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the site plan.

3. Public Hearing – Lynn Fichtner – Speaks in opposition to this site plan.

4. Site Plan - Commissioner Erik Burgeson motions to consider. Commission Vice Chair James Martin seconds. Commission discusses the wet weather creeks, water drainage, land use and development in the surrounding area, regulations for properties like this in the ETJ outside city limits, water quality issues, and impervious cover. Commissioner Erik Burgeson motions to approve the site plan according to staff's recommendation. Commissioner Kim Hubbard seconds. VOTE: 6-0 in favor, motion passes.

X. ANNOUNCEMENTS

A. Regular Historic Preservation Commission Meeting, November 2, 2015 at 7:00 p.m.

B. Regular Parks & Recreation Commission Meeting, November 9, 2015, at 6:00 p.m.

C. Regular City Council Meeting, November 10, 2015 at 7:00 p.m.

D. Regular Planning and Zoning Commission Meeting, November 17, 2015 at 7:00 p.m.

XI. ADJOURN – Commissioner Erik Burgeson motions to adjourn the meeting. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourns at 10:31p.m.