

# **Minutes of the Planning and Zoning Commission Regular Meeting**

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A Special Meeting of the City of Dripping Springs Planning and Zoning Commission was held Monday, December 7, 2015, beginning at 5:30 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

James Martin – Vice Chair

Erik Burgeson

Whit Smith

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

Commission Chair Mim James calls the meeting to order at 5:30pm. All members present except Commissioner John McIntosh. Also present is Assistant City Attorney Theresa Pham.

## **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, November 17, 2015 - Commissioner Michael Lavengco motions to approve the minutes from the workshop and regular meeting. Commissioner Erik Burgeson seconds. VOTE: 5-0-1 in favor, Commissioner Kim Hubbard abstains because she was absent at the November 17, 2015 meeting.

## VI. DEVELOPMENT AGREEMENTS

A. Proposed Development Agreement between the City of Dripping Springs and HM Parten Ranch, LP., Located North and Northwest of the Intersection of Kinnicinik Loop and FM1826, at 16000 Farm to Market 1826 and consists of 532 +/- acres out of the Lamar Moore Survey, Abstract No. 323 and the Seaborn J. Whatley Survey, Abstract No. 18, Hays County, Texas, *John Clark, PE, LJA Engineering, Applicant*

1. Presentation – John Clark, Applicant and Stephan Pharis, Applicant’s Representative
2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the development agreement and the Open Space and Master Park Plan.
3. Parks & Recreation Commission Report – The Commission voted to approve the Parkland Dedication on November 9, 2015.
4. Public Hearing – (No citizens signed up to speak, so spelling of names may be incorrect) Kathy Turney speaks in opposition to this development. John Hillerup speaks in opposition to this development. Gary Currie speaks in favor of this development. Brett Currie speaks in opposition to this development. Sharon Stuart speaks in opposition to this development. Jim Hammond asks about water buffer issues. Unidentified woman states that she hopes the dark sky ordinance is followed by the developer.
5. Development Agreement
  - a. Alternative Standards and Variances
  - b. Parkland Dedication
  - c. Development Agreement

Commissioner Erik Burgeson motions to consider. Commission Vice Chair James Martin seconds. Commission discusses the construction and financing of the sewer plant, the location of the trails, impervious cover, watershed and debris washing onto the road, traffic, TCEQ notification requirements, and compliance with the City’s lighting ordinance. Commissioner Erik Burgeson motions to approve the development agreement and parkland dedication in accordance with staff’s recommendation. Commission Vice Chair James Martin seconds. VOTE: 6-0 in favor, motion passes.

## VII. ANNOUNCEMENTS

- A. Regular City Council Meeting, December 8, 2015 at 7:00 p.m.
- B. Regular Transportation Committee Meeting, December 14, 2015 at 3:30 p.m.
- C. Regular Parks & Recreation Commission Meeting, December 14, 2015, at 6:00 p.m.
- D. Regular Planning and Zoning Commission Meeting, December 16, 2015 at 7:00 p.m.

VIII. **ADJOURN** - Commissioner Whit Smith motions to adjourn the meeting. Commissioner Erik Burgeson seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourns at 6:29p.m.