

Planning and Zoning Commission Special Meeting Minutes

A Special Meeting of the City of Dripping Springs Planning and Zoning Commission was held Thursday, February 5, 2015, beginning at 6:00 PM in the City Hall, 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 Kerri Craig
City Attorney Alan Bojorquez
Keenan Smith, Exterior Design, Architectural & Land Planning Consultant

Commission Chair Larry McClung called the meeting to order at 6:00pm. All present except Commissioner Kim Hubbard and Commissioner Erik Burgeson.

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 – Keenan Smith 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, January 27, 2015 – Commission Vice Chair Mim James motions to approve the minutes. Commissioner James Martin seconds. VOTE: 4-0 in favor, Commissioner Whit Smith abstains because he did not attend the meeting, motion passes.

City Administrator Michelle Fischer, Planning Director Jon Thompson, Exterior Design, Architectural & Land Planning Consultant Keenan Smith, and Assistant City Attorney Natasha Martin provide presentations and overviews of each of the agenda items.

VI. ZONING & HISTORIC PRESERVATION

Consideration and Possible Action On:

- A. Resolution No. 2015-10: A Resolution Of The City Of Dripping Springs Amending The Historic Preservation Program Implementation Manual To Include Design And Development Standards For Historic Districts
1. Staff Report
 2. Public Hearing – No one speaks.
 3. Resolution No. 2015-10 – Commission Vice Chair Mim James motions to approve Resolution 2015-10. Commissioner James Martin seconds. The Commission discusses the contiguous footprint sizes in Hays Street, the impact of the new standards on current property owners and existing structures and the grandfather rules, standards for building materials, and the process for modifying the manual in the future. VOTE: 3-2 in favor, Commissioner Josef Martin and Commissioner Whit Smith vote Nay, motion passes.
- B. Ordinance No. 1290.04: An Ordinance Of The City Of Dripping Springs, Amending The Historic Preservation Ordinance, Chapter 24, Article 24.07 Of The Code Of Ordinances, Providing For Site Plan Review By The Historic Preservation Commission; And Providing For The Following: Findings Of Fact, Enactment, Repealer, Severability, Codification, Effective Date, And Proper Notice & Meeting
1. Staff Report
 2. Public Hearing – No one speaks.
 3. Ordinance No.1290.04 – Commission Vice Chair Mim James motions to approve as presented by staff. Commission Chair Larry McClung seconds. The Commission discusses the approval and appeal process under this amended Ordinance. VOTE: 3-2 in favor, Commissioner Josef Martin and Commissioner Whit Smith vote Nay, motion passes.
- C. Historic Overlay District: Ordinance No. 1220.99: An Ordinance of the City Of Dripping Springs, Amending the Zoning Ordinance, Chapter 30 of the Code Of Ordinances, Altering the Zoning Classifications of Certain Real Property in the City Limits by Creating and Applying a Historic Overlay District upon certain Historic Areas, upon request of the Historic Preservation Commission; Adding the Zoning Designation Historic Overlay (HO) to the Use Chart; Amending the Official Zoning Map to Reflect Changes of the Zoning Classification of Certain Properties; and Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Codification, Effective Date, and Proper Notice & Meeting
1. Staff Report
 2. Public Hearing –

Rex Baker - He feels that property owners should have been included in the staff meetings and discussions about the overlay district, so they could provide input, and the footprint for the properties on 290 is ridiculous.

Danny Hubbard – I agree with Rex Baker. US 290 is a highway, so little shops would not work on 290 because they would not produce enough sales tax revenue for the City. This is just another level of bureaucracy.

3. Ordinance No. 1220.99 – Commission Vice Chair Mim James motions to approve the use chart and recommendations as presented by staff. The Commission discusses the implications of the overlay boundaries and land use restrictions. Commission Chair Larry McClung seconds. VOTE: 3-2 in favor, Commissioner Josef Martin and Commissioner Whit Smith vote Nay, motion passes.

D. Resolution No.2015-11: A Resolution Of The City Of Dripping Springs Amending The Incentives For Historic Districts And Landmark Designation, Zoning, Restoration, And Preservation

1. Staff Report

2. Public Hearing – John McIntosh – Removing the incentive that covers the food establishment fee

3. Resolution No. 2015-11 – Commission Chair Larry McClung motions to approve Resolution 2015-11 with the food establishment fee waiver still included in the incentives. Commission Vice Chair Mim James seconds. VOTE: 5-0 in favor, motion passes.

VII. ANNOUNCEMENTS

A. Regular City Council Meeting, February 10, 2015 at 5:30 p.m.

B. Regular City Council Meeting, February 17, 2015 at 6:00 p.m.

C. Regular Planning and Zoning Commission Meeting, February 24, 2015 at 7:00 p.m.

VIII. ADJOURN

Commission Vice Chair Mim James motions to adjourn the meeting. Commission Chair Larry McClung seconds. VOTE: 5-0 in favor, motion passes.