

Minutes of the Special Planning & Zoning Commission Special Meeting – February 7, 2017

A **Planning & Zoning Commission Special Meeting** of City of Dripping Springs was held Tuesday, February 7, 2017, beginning at 7:00 PM in the 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
Deputy City Administrator Ginger Faught
City Secretary Angelica Reyes
Code Enforcement Kyle Dannhaus
Development Coordinator Lali Rambeau
Planning Consultant Anjali Naini
Assistant Attorney Laura Muller
Legal Counsel Dottie Palumbo

Commission Chair Mim James calls the meeting to order at 7:01 p.m. All members present. Also present was Keenan Smith, Exterior Design, Architectural & Land Planning Consultant.

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 presented.

V. BUSINESS

Consideration and Possible Action on:

A. Concept Plan for Springs at Barton Creek (Proposed 316 Acre Subdivision), located North of Dripping Springs off of RR12, south of Fitzhugh Road (Bonham Tract), Ed Moore-The Moore Group

1. Presentation – *Edward Moore presented and gave overview. Presentation on file*
2. Staff Report (Anjali/Lali Rambeau) - *Staff are primarily concerned by the density of the proposed development. It is denser than other similar developments in the area, and the City is*

concerned The Springs may increase traffic and potentially cause environmental issues because of its proximity to Barton Creek. Staff recommends approval of concept plan with conditions stated in staff report. Should the proposed project move forward into preliminary plat stage without a Development Agreement, the applicant still must follow applicable City regulations as described in the analysis provided in the staff report and will be subject to further detailed review by City staff. Report on file.

Public Hearing – Bruce Turbo, resident of Dripping Springs presented and stated that he was pleased that the development solved the issue of having access to RR12.

3. Approval of Concept Plan

Vice Chair James Martin motions to consider and opened the floor for discussion. Commissioner Michael Lavengco seconds. Chair James stated that this is a preliminary concept plan that the Hays County will also need to review and approve. The applicant voluntarily agreed to comply with the City Outdoor Light Ordinance.

Chair Mim James motions that the Planning and Zoning Commission consider approving the preliminary concept plan with the understanding that the following will have to occur:

- 1) The Applicant will be required to prepare and submit a Traffic Impact Analysis (TIA) prior to plat approval.*
- 2) The Hay's County regulatory rules will be complied with*
- 3) Incorporate recommendations from the Transportation Committee with regards to the alignment of the road intersection.*
- 4) Need to work out the Parkland Dedication Arrangements – The developer will need to submit a parks and open space plan which should also indicate private and public parkland areas.*
- 5) Submit a Preliminary Plat Site Development to ensure all is in compliance with this project.*

Commissioner Michael Lavengco seconds. VOTE: 1 vote in opposition (Chair Mim James) and 1 abstained vote (Commissioner Evelyn Strong) VOTE: 5-1-1 in favor, motion passes.

B. Amended and Restated Development Agreement between the City of Dripping Springs and Scenic Land Holdings, LLC for Westwood Subdivision (formerly Scenic Greens) and Revised Concept Plan for Westwood Subdivision (formerly Scenic Greens), approximately 682.534 acres located in the ETJ at the northwest corner of McGregor Lane and US Highway 290, Brett Burke, PE, Scenic Land Holdings, LLC, Applicant

- 1. Presentation – Bret Burke presented and gave overview. Presentation on file.*
- 2. Staff Report (Anjali Naini, Dottie Palumbo) – Staff recommends approval of amended and restated development agreement. Report of file.*
- 3. Parks & Recreation Commission Report*
- 4. Public Hearing – No one spoke.*
- 5. Revised Concept Plan – On file*
- 6. Master Parks and Open Space Plan – On file*
- 7. Amended and Restated Development Agreement*

Vice Chair James Martin motions to consider agenda item. Commissioner Michael Lavengco seconds.

Vice Chair James Martin noted an administrative error, under ARTICLE 6. AUTHORITY, Page 25 of amended document. It is missing Article 6.5 and 6.6.

Vice Chair James Martin motions to consider amended and restated development agreement for Westwood Subdivision. Commissioner John McIntosh seconds. VOTE: 7-0 in favor, motion passes unanimously.

VI. ANNOUNCEMENTS

- A. Regular City Council Meeting, February 15, Workshop at 5:30 p.m./Regular Meeting at 7:00 p.m.
- B. Regular Planning and Zoning Commission Meeting, February 28, 2017 at 7 p.m.

VII. ADJOURN

Commissioner James Martin motions to adjourn. Commissioner Michael Lavengco seconds seconds. VOTE: 7-0 in favor, motion passes.

Meeting adjourned at 8:07 p.m.