

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, February 23, 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

Whit Smith

Kim Hubbard

Erik Burgeson

John McIntosh

Michael Lavengco

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 7:00pm. All members present except Commissioner Whit Smith, Director Rick Coneway, and City Attorney Alan Bojorquez.

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 Michael Lavengco 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 26, 2016 - Commissioner Erik Burgeson motions to approve the minutes. Commission Vice Chair James Martin seconds. VOTE: 5-0-1 in favor, Commissioner Lavengco abstains because he was not present at the January 26th meeting, motion passes.

VI. PLANNED DEVELOPMENT DISTRICT

Consideration and Possible Action On:

- A. Presentation on the Concept Plan and Proposed Planned Development District for the Heritage project, that being approximately 189 acres located within the extraterritorial jurisdiction of Dripping Springs, in Hays County, Texas, commonly known as “Heritage Subdivision” and as more particularly identified in the list below:

34.247 acres in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 34.29 acre tract conveyed to John Marcus Baird by deed dated January 13, 1993 and recorded in Volume 971, Page 116 of the deed of records of Hays County, Texas.

50.206 acres in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a tract called the East Part of 152.47 acres conveyed to John Marcus Baird by general warranty deed dated May 9, 1978 and recorded in Volume 310, Page 718 of the deed of records of Hays County, Texas, same being a portion of a 152.47 acre tract conveyed to Edna Earl Baird by deed dated February 19, 1937 and recorded in Volume 154, Page 59 of the deed of records of Hays County, Texas.

94.695 acres (approx. 4,124,910 sq. ft.) in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 119.7 acre tract conveyed to Nelson M. Davidson and Doris Breed Davidson by deed dated June 23, 1952 and recorded in Volume 154, Page 290 of the deed of records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

8.119 acres (approx. 353,664 sq. ft.) in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 9.008 acre tract conveyed to Mickey Davidson Kroll, Nelson M. Davidson, Jr., and wife Barbara Watkins Davidson by warranty deed with vendors lien dated November 7, 2002 and recorded in Volume 2102, Page 453 of the official public records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed of records of Hays County, Texas.

1.676 acres (approx. 73,006 sq. ft.) in the Philip Smith Survey, Abstract 415, Hays County, Texas, being a portion of a 119.7 acre tract conveyed to Nelson M. Davidson and Doris Breed Davidson by deed dated June 23, 1952 and recorded in Volume 154, Page 290 of the deed of records of Hays County, Texas, and being a portion of Tract 1, P.I. Turner Subdivision, a subdivision of record in Volume 133, Page 444 of the deed records of Hays County, Texas.

1. Transportation Committee Recommendation

Sean Compton from TBG provides a presentation. No action taken.

VII. DEVELOPMENT AGREEMENT

Consideration and Possible Action On:

- A. First Amendment to Development Agreement - Caliterra Subdivision, between the City of Dripping Springs and Development Solutions, CAT, LLC, to Amend Exhibit C, Project Approvals, Item 2; *Kevin Kendrick, PE, Development Solutions, CAT, LLC, Applicant*
1. Presentation – Andy Barrett, Caliterra Representative
 2. Staff Report (Jon Thompson) – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval.
 3. Public Hearing – No one speaks
 4. First Amendment to Development Agreement - Caliterra Subdivision - Commissioner Erik Burgeson motions to approve the amendment according to staff's recommendation. Commissioner Michael Lavengco seconds. VOTE: 6-0 in favor, motion passes.
- B. Presentation on the Concept Plan and Proposed Development Agreement for Carter Ranch, Approximately 196 Acres of Land Located Near the Intersection of Creek Road and Roger Hanks Parkway in Hays County, Texas, *Development Solutions Carter LLC, Applicant* – Dennis Tonsor, RVI, provides a presentation. No action taken.

VIII. SIGNS

Consideration and Possible Action On:

- A. Sign Variance Requests for The Retreat at Dripping Springs for Subdivision Entrance Sign, Lot 1, Burrows Subdivision, *Jessica King, Brookfield Residential, Applicant*
 - 1. Presentation - None
 - 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 Subdivision Entrance Sign to Exceed Maximum Signable Area Allowed
 - 5. Variance to Allow Subdivision Entrance Sign to Exceed the Maximum Height Allowed
Commission Vice Chair James Martin motions to approve according to staff's recommendation. Commissioner Kim Hubbard seconds. VOTE: 6-0 in favor, motion passes.

- B. Sign Variance Request to Allow a Monument Sign to be Located Less than Eight Feet Back from Right-of-Way, 222 Highway 290, *Charlie Haydon, Applicant*
 - 1. Presentation - None
 - 2. Sign Administrator's Report (Michelle Fischer) - City Administrator Michelle Fischer, report on file. Staff recommends approval of the variance request with the condition that should it need to be removed or altered due to roadway, sidewalk, or utility repairs, maintenance, or construction, it will be done so at the owner's expense.
 - 3. Public Hearing – No one speaks
 - 4. Variance to Allow a Monument Sign to be Located Less than Eight Feet Back from Right-of-Way - Commissioner Erik Burgeson motions to approve according to staff's recommendation. Commission Vice Chair James Martin seconds. VOTE: 6-0 in favor, motion passes.

IX. ANNOUNCEMENTS

- A. Regular Historic Preservation Meeting, March 7, 2016 at 6:30 p.m.
- B. Regular City Council Meeting, March 8, 2016 at 7:00 p.m.
- C. Regular Planning and Zoning Commission Meeting, March 22, 2016 at 7:00 p.m.

- X. **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 8:20pm.