

Minutes of Planning & Zoning Commission Meeting

City of Dripping Springs

A Planning & Zoning Commission Meeting of the City of Dripping Springs was held Tuesday, July 22, 2014, beginning at 7:00 PM in the 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 Jo Ann Touchstone
City Attorney Alan Bojorquez

Commissioner McClung calls the meeting to order at 7:00 p.m. All present except Commissioner Burgeson and Alan Bojorquez. Also present Attorney Sallie Burchett.

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 – Commissioner James Martin leads the pledge.

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, June 24, 2014 – Commissioner James motions to approve. Commissioner McClung seconds. Motion passes, 6-0.

VI. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS/DEVELOPMENT AGREEMENTS

Consideration and Possible Action On:

- A. Preliminary Plat - Arrowhead Ranch, Phase 1, located at 2303 West Hwy 290 (62.1 acres of the 374.162 acres of the B. F. Hanna Survey No. 28, Abstract No. 222), *Vince Musat, PE, Doucet & Associates, Applicant*
1. Presentation – Rex Baker, Attorney, states he is available for questions. Jen ???, P.E., Doucet & Associates, makes presentation and states request.
 2. Planning Director's Report – Planning Director Jon Thompson, report on file. Staff recommends approval.
 3. Public Hearing – No one speaks.
 4. Preliminary Plat – Commissioner Smith motions to approve. Commissioner James seconds. Motion passes, 6-0.
- B. Second Amendment to the Headwaters at Barton Creek Development Agreement by and between the City of Dripping Springs, Texas, and WFC Headwaters Owner VII, L.P., and Rathgeber Investment Company, Ltd. Concerning approximately 1,335.73 acres located on the northside of the intersection of US 290 and Hays Country Acres Road. (The Development Agreement was originally entered into by the City, Headwaters Development Co., and The Townes Family Trust on or about April 13, 2005, and was first amended on or about June 10, 2008.)
1. Presentation – Matt Matthews, Freehold, reviews presentation boards. Mr. Matthews states they have met with the Hill Family of the LL neighboring tract to discuss connectivity solutions. Mr. Matthews reviews the plan and revisions made from meeting with staff. Bob Richardson, RVI, also reviews plan, layout, connectivity.
 2. Staff Report – Attorney Sallie Burchett provides list to Commission to review Code applicable to plan. Ms.Burchett reviews the proposed amendments.
 3. Public Hearing - ???, resident on Oak Meadow. Inquires if there will be connectivity between the two neighborhoods (Headwaters/Sunset Canyon)
- Kindal Baker, resident on Terrance Canyon, inquired of lot sizes.
- Grant Baker, states he would like to see the plans further clarify transportation/traffic, EMS/Fire, water run-off mitigation, lighting ordinance compliance and lot sizes.
- Greg Merrill, states Oak Meadow currently has 100 lots that egress and the road is narrow with existing traffic and safety problems. Mr. Merrill states support for emergency access only.

Mark Penton, inquires where the wastewater facility and drain fields will be located.

Allison Ulrich, resident on Canyonwood Drive, inquires why the shift to the East. Ms. Ulrich states she was told the original development agreement was grandfathered. (Does not state by whom she was told.) States concern for traffic safety and EMS/Fire and water availability.

Edith Austin, resident on Oak Meadow Drive, states this is the first plan she has seen showing connectivity on Oak Meadow. Ms. Austin states this is not a safe road for additional traffic.

Travis Tenney, resident on Canyonwood, states he receives water from a well and is concerned for run-off. Also inquires of shift to east in the plan.

Walter Paige, resident on Roy Creek, inquires if developers will meet with Sunset Canyon residents.

Roger ???, President of Sunset Canyon Landowners Association, states a meeting will be held for residents to have questions answered.

Dorothy Aldridge, states landowner meeting should not be held after the P & Z meeting if approval will be granted prior.

Judy Miller, resident on Canyonwood, states she is not supportive of the shift to the east as it will obstruct her view.

Jordon Olson, resident on Oak Meadow, inquires if home values have been addressed. States Oak Meadow cannot support additional traffic and is concerned for safety and bus routes.

Commissioner McClung motions to discuss. Commissioner James seconds. Motion passes, 6-0. Commissioner James Martin inquires if the stub out is for emergency access only. Planning Director Jon Thompson states it is a public thoroughfare for connectivity between neighborhoods. Mr. Thompson states there will be a divided boulevard for Headwaters egress to Hwy 290. Commissioner James states this property will have regulations through the Development Agreement similar to property within the City Limits and this lies within the ETJ. Commissioner McClung states the Commission is considering the amendments proposed, ten total with two variances and states it will be seen by Council August 12th. Planning Director Jon Thompson explains approval process (preliminary plat, final plat, etc). Commissioner McClung clarifies the Development Agreement does require compliance with the City's current lighting ordinance. Chief Collard, with North Hays County ESD#6, states services available. Chief Collard states multiple points of access are very important to emergency service. Chief Collard states ESD#1

provides two ambulances servicing the area and response times rival those of larger districts. Planning Director Jon Thompson clarifies flag lots.

4. Proposed Amendment -
 - a. Concept Plan -
 - b. Parks & Open Space Plan -
 - c. Variance Regarding Slope Construction -
 - d. Variance to Allow Flag Lots -
 - e. Right-of-Way Dedication -
 - f. Hilltop Preservation -
 - g. Trail Connectivity -
 - h. Neighborhood Connectivity -
 - i. Elementary School Site Option -
 - j. Clarification of Correct Water Quality Plan -
5. Approval of Amendment to Development Agreement - . Commissioner James motions to approve amendments (a-j) as proposed. Commissioner Josef Martin seconds. Motion passes 6-0.

VII. BUSINESS

Consideration and Possible Action On:

- A. Update of Comprehensive Plan Implementation Guide to Adopt Transportation Goals – Planning Director Jon Thompson reviews report (on file). Commissioner Josef Martin motions to adopt as written. Commissioner James seconds. Motion passes, 6-0.
- VIII. **ADJOURN** – Commissioner Josef Martin motions to adjourn. James seconds. Motion passes, 6-0. Meeting adjourned 8:25 at p.m.