

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, October 25, 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

John McIntosh

Kim Hubbard

Michael Lavengco

Evelyn Strong

Erich Oswald

City Staff/Appointed Officials

City Administrator Michelle Fischer

Director of Public Works and Development Rick Coneway

Planning Consultant Anjali Naini

Communications Coordinator Bonnie Gonzalez

Chair Mim James calls the meeting to order at 7:00 pm. All members present except for Commission Members Michael Lavengco and Evelyn Strong.

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). - Did not convene an executive session.

III. PLEDGE OF ALLEGIANCE – Commissioner Jim 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, September 27, 2016 - - Commissioner Martin motions to approve the minutes with correction of a meeting start time from 7:30 pm to 7:00 pm and the inclusion of address 750 Old Fitzhugh Road. Commissioner Oswald seconds.
VOTE: all in favor; motion passes.

VI. ZONING

Consideration and Possible Action On:

- A. Ordinance No. 1220.130: An Ordinance of the City of Dripping Springs creating Planned Development Number 6 for the Headwaters Commercial Tract, of approximately 166.801 acres, out of the William Walker Survey No. 130, Abstract No. 475, Hays County, Texas, creating a zoning district, amending the Zoning Map, amending the Zoning Ordinance, approving the Planned Development Master Plan, and establishing an Effective Date.

1. Presentation- Blake Rue and Brett
2. Staff Report (Anjali Naini)
3. Public Hearing- *No one speaks*
4. Ordinance No. 1220.130: Planned Development District No. 6 - Commissioner Martin motions to approve ordinance with removal of exhibits H, I, and J provisions, and corrections to 2.4.2 as discussed. Commissioner James seconds. VOTE: 5:0 in favor, motion passes.

Chairman James moves up item VII Parkland Dedication.

VII. PARKLAND DEDICATION

Consideration and possible action on:

A. Headwaters Parkland Dedication and Master Parks and Open Space Plan

1. Presentation- Patrick Smith and Matt Matthews; presentation on file.
2. Staff Report- Michelle Fischer give Brent Luck's report, which recommends approval of the plan.
3. Parks and Recreation Commission Report-recommends approval.
4. Public Hearing- *No one speaks*
5. Parkland Dedication and Master Parks and Open Space Plan - Commissioner Martin motions to approve the plan. Commissioner Oswald seconds the motion. VOTE: 5:0 in favor, motion passes.

Chairman James returns to VI. Zoning, item B.

B. Ordinance No. 1220.127: An Ordinance of the City of Dripping Springs rezoning of two tracts at 198 Creek Road, totaling approximately 3.1 acres, from Two-Family Residential, Duplex (SF-4) to General Retail (GR). *Applicant: Jon Thompson*

1. Presentation by Jon Thompson, application on file.
2. Staff Report (Anjali Naini), on file. Staff recommends approval of the request.
3. Public Hearing- Gary Mooney says he does not understand the purpose of this request and says there are no plans for general retail to be built in that area. Elizabeth Mooney speaks out in opposition to the changes in zoning. Travis Crow, owner of the land in question, says there is local support for the zoning change request. He states that he has no plans for the property at this time.
4. Ordinance No. 1220.127 – Commissioner McIntosh motions to approve with staff recommendations. Commissioner Oswald seconds. VOTE: 5:0 in favor, motion passes.

C. Ordinance No. 1220.128: An Ordinance of the City of Dripping Springs rezoning of one tract at 205 Creek Road, totaling approximately 1.69 acres, from Two-Family Residential, Duplex (SF-4) to Local Retail (LR). *Applicant: Jon Thompson*

1. Presentation by Jon Thompson , application on file.
2. Staff Report (Anjali Naini), report on file. Staff recommends amending the zoning to LR, not GR as requested by the applicant.
3. Public Hearing- Scott Daves, owner of the property, says this area is reminiscent of Old

Fitzhugh Road and the likelihood of a gas station going in that land is extremely low. He states that there are few places in the city for businesses to go. He requests GR zoning.

Gary Mooney speaks out against rezoning and says that it is not included in the Comprehensive plan.

Elizabeth Mooney speaks out in opposition to the zoning change.

4. Ordinance 1220.128 - Commissioner Martin motions to approve with staff recommendations. Commissioner McIntosh seconds. VOTE: 5:0 in favor, motion passes.

D. Ordinance No. 1220.129: An Ordinance of the City of Dripping Springs rezoning one tract at 209 Creek Road, totaling approximately 5.19 acres, from Two-Family Residential, Duplex (SF-4) to Local Retail (LR). *Applicant: Jon Thompson*

1. Presentation, by Jon Thompson, application on file.
2. Staff Report (Anjali Naini)-on file. Staff recommends LR zoning.
3. Public Hearing- same as items C above.
4. Ordinance 1220.129 -Commissioner Martin motions to approve with staff recommendations. Commissioner McIntosh seconds. VOTE: 5:0 in favor, motion passes.

VIII. SIGNS

Consideration and Possible Action:

A. Ledgestone Senior Living Master Signage Plan and Sign Variance Requests, located at 13150 Four Star Blvd., *Jon Thompson, Owner's Representative*

1. Presentation by Jon Thompson and Brent Hammond.
2. Staff Report (Michelle Fischer)-report on file. Staff recommends approval with conditions.
3. Public Hearing- No one speaks
4. Variance Request to Allow Off Premise Sign #5 at intersection of Four Star Boulevard and US Highway 290
5. Variance Request to Allow Ledgestone Senior Living Community Monument Sign #2 to be Installed in Right Of Way of Four Star Boulevard
6. Master Signage Plan – Commission Vice Chair Martin motions to approve the variance requests with staff recommendations. Commissioner Hubbard seconds. VOTE: 5:0 in favor, motion passes.

IX. SUBDIVISIONS

Consideration and Possible Action On:

A. Burba Tract Concept Plan (Proposed 100 Acre Subdivision) located in the ETJ along Sawyer Ranch Road near the entrance to HighPointe Subdivision, *John Clark, LJA Engineering*

1. Presentation- John Clark, P.E.
2. Staff Report (Rick Coneway)-on file.
3. Concept Plan - Commissioner Martin motions to approve the concept plan with the

conditions that the applicant complies with the following regulations: Lighting Ordinance, Architectural Standards/Building Code, Landscaping and Tree Protection, Integrated Pest Management and the Parkland Dedication Ordinance. Commission Chair James seconds. VOTE: 4:1 in favor, motion passes. Commissioner McIntosh was opposed.

X. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, November 7, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, November 8, 2016 at 7:00 p.m.
- C. Transportation Committee Meeting, November 28, 2016 at 3:30 p.m.
- D. Regular Planning and Zoning Commission Meeting, November 29, 2016 at 7:00 p.m.

XI. ADJOURN – Commission Vice Chair Martin motions to adjourn the meeting. Commissioner Hubbard seconds. VOTE: 5:0 in favor, motion passes. Meeting adjourns at 9:27 p.m.