

Minutes of Planning and Zoning Commission Regular Meeting

A **Planning and Zoning Commission Regular Meeting** of the Board of Trustees of City of Dripping Springs was held Tuesday, **November 29, 2016**, 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

Director of Public Works and Development Rick Coneway

Planning Consultant Anjali Naini

Chair Mim James calls the meeting to order at 7:02 pm. All members present except for Commission Members Michael Lavengco. Additional staff also in attendance were: Lali Rambeau, Planning Coordinator, Kyle Dannhause, Code Enforcement Manager, Richard Cartright, Constructions Inspector, and Keenan Smith, City Consultant.

Former Commissioner Erik Burgeson was also in attendance and was presented with a token of appreciation award by the Planning and Zoning Commission Members.

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 public presentation.

V. MINUTES

Consideration and Possible Action On:

A. Approval of Regular Meeting Minutes, October 25, 2016

*Commissioner Martin motions to approve the minutes with minor grammatical correction
Commissioner McIntosh seconds. VOTE: all in favor; motion passes.*

VI. SIGNS

A. Sign Variance Requests for Starbucks Coffee, located at 108 East US 290 West, Wayne Rhodes, Hilton Displays, Applicant

1. Presentation – *By Victor Molaschi, Starbucks Coffee; presentation on file*
2. Sign Administrator's Report – *Michelle Fischer; recommends approval with conditions. Presentation on file.*
3. Public Hearing – *No Public Testimony*
4. Variance Request to Allow Menu Boards- *documentation on file*
5. Variance Request to Allow a Digital Order Screen - *documentation on file*
6. Variance Request to Exceed the Maximum Number of Signs Allowed for a Business in a Multi-Unit Property - *documentation on file*

Commissioner Martin motions to approve all three signs discussed for approval with staff recommendations. Commissioner Hubbard seconds. VOTE: 5:0 in favor, motion passes.

VII. SUBDIVISIONS

Consideration and Possible Action On:

A. Preliminary Plat for Parten Ranch Phase 1, LJA Engineering, Inc

1. Presentation – *John Clark, LJA Engineering, Inc. Presentation on file.*
2. Staff Report (Rick Coneway) – *Recommends approval with conditions; presentation on file.*
3. Public Hearing – *No Public Testimony*
4. Preliminary Plat – *On file*

*Commissioner McIntosh motions to approve with staff recommendations. Commissioner Oswald seconds. Commissioner Evelyn Strong requested to abstain from voting.
VOTE: 4:0 in favor, motion passes.*

VIII. ZONING/VARIANCES/WAIVERS/SPECIAL EXCEPTIONS/ALTERNATE STANDARDS

A. Exterior Design Standard for Benney Lane Medical Office Building, located at 170 Benney Lane, Dripping Springs MOB, LLC

1. Presentation - *By Steve Oldroyd, Designer at BSA Life Structures*
2. Architectural Design Consultant Staff Report (Keenan Smith, AIA) – *Presented staff recommendations and brought forth conditions to this project. Agenda Package Page:289-290:*
Condition of Approval #1: *Provide (6) minimum Pedestrian Amenity Elements of an approved type (i.e. benches, trash/ash receptacles, dining and seating groups, umbrellas, potted plants, etc.) located as desired & appropriate to complement & furnish Building Entries, walkways and/or landscape areas. Show locations and furnishing specs on Building Permit Set. Pedestrian Amenities shall be installed and inspected prior to Certificate of Occupancy issuance.*
Condition of Approval #2: *Roof Material to be “Charcoal Grey” finish by Berridge or equal.*
Condition of Approval #3: *Native Stone Masonry- “Approved in Concept” subject to City’s onsite review of construction mockup (4’x4’ min. w/ stone, mortar, trims) prior to bulk order of materials.*

3. Public Hearing - *No Public Testimony was Requested*
4. Exterior Design Alternative Standard – *On File*

Commissioner James motions to approve recommendations with Keenan Smith conditions. Commissioner Hubbard seconds. VOTE: 5:0 in favor, motion passes.

IX. ZONING

Consideration and Possible Action On:

- A. **Ordinance No. 1220.131:** An ordinance of the City of the City of Dripping Springs rezoning one tract at 340 Judy Dr, totaling approximately 2.12 acres. from Single Family Residential District - Low Density (SF-1) to Single Family Residential District - Moderate Density (SF-2). *Applicant Jon Thompson*

1. Presentation - *Jon Thompson presented and gave overview*
2. Staff Report (Lali Rambeau) – *Recommends approval; presentation on file.*
3. Public Hearing - *No Public Testimony*
4. Ordinance – *On File*

Chair Mim James motions to consider Ordinance No. 122.131. Commissioner Martin seconds motion. VOTE: 5:0 in favor, motion to consider and discuss passes.

Chair Mim James motions to deny request for a Zoning Amendment for 340 Judy Lane and denial of the zoning change request as provided in Section 2.34.4 of the Zoning Ordinance based on the following:

1. *There is no compelling justification for amending the zoning to SF-2.*
2. *The subdivision being discussed is a mature, well-established, platted neighborhood, and the rezoning request sets the state for potential platting of substandard lots under our current ordinance.*

Commissioner Martin seconds motion to deny. VOTE: 5:0 in favor of denial, motion denied.

Chair Mim James reminded the applicant that he may file a written appeal with the City Secretary within ten (10 business days after the Planning and Zoning Commission's decision is made. Said appeal will, in that instance, be forwarded to the City Council along with the Planning and Zoning Commission's reasons for denial of request.

- B. **Ordinance No 1220.132:** An Ordinance of the City of Dripping Springs rezoning 730 Old Fitzhugh Road and 801 Old Fitzhugh Road, totaling approximately 1.32 acres, from Single Family Residential District (SF-1) to General Retail (GR). *Applicant: Leslie Renfro*

1. Presentation - *Leslie Renfro presented and gave overview*
2. Staff Report (Lali Rambeau) – *Recommends approval; presentation on file.*
3. Public Hearing - *Jon Thompson testified in opposition of the Local Retail (LR).*
4. Ordinance

Commissioner Hubbard motions to recommend Local Retail (LR) for approval. Commissioner Strong seconds. VOTE: 5:0 in favor, motion passes.

C. Conditional Use Permit Application for Pig Pen BBQ to Allow for a Mobile Food Vendor Court and Associated Improvements, Located at 1005 W. Hwy 290. *Applicant: Jon Thompson*

1. Presentation – *Mr. Bill Warren, owner of Pig Pen BBQ presented and gave overview*
2. Staff Report (Lali Rambeau) – *Recommends approval with conditions; presentation on file.*
3. Public Hearing - *No Public Testimony*
4. Conditional Use Permit - Mobile Food Vendor Court and Associated Improvement

Commissioner James motions to consider Conditional Use Permit for approval with all staff conditions and with automatic two year renewal. Commissioner James also asked City Staff Lali Rambeau to provide a draft of Staff Recommendations illustrating the list of all conditional recommendations. Commissioner McIntosh seconds motion to approve. VOTE: 5:0 in favor, motion passes.

X. BUSINESS

Consideration and Possible Action On: - No action taken

XI. ANNOUNCEMENTS

- A. Regular Historic Preservation Commission Meeting, December 5, 2016 at 5:30 p.m.
- B. Regular City Council Meeting, December 13, 2016 at 7:00 p.m.
- C. Regular Planning and Zoning Commission Meeting, December 19, 2016 at 7:00 p.m.

XII. ADJOURN

Commissioner Hubbard motions to adjourn. Commissioner James seconds. VOTE: 5:0 in favor, motion passes. Meeting adjourned at 8:53P.M.