

Planning and Zoning Commission Special Meeting Minutes

A Special Meeting of the City of Dripping Springs Planning and Zoning Commission was held Tuesday, December 2, 2014, beginning at 5:30 PM City Hall, 511 Mercer Street, Dripping Springs, Texas 78620.

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 Kerri Craig

City Attorney Alan Bojorquez

Commission Chair Larry McClung called the meeting to order at 5:36pm. All members present except Commissioner Kim Hubbard who recused herself due to a conflict of interest. Also present are Keenan Smith, Karl Seelbach, and Charlie Haydon.

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

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

Consideration and Possible Action On:

A. Reconsideration of Sign Variance Request from Mercer Street Dance Hall to allow a Changeable Copy Sign (located at 332 Mercer Street), *Nick Dotin, Applicant*

1. Presentation: Nick Dotin, Applicant
2. Sign Administrator's Report: City Administrator Michelle Fischer – Report on file.
3. Public Hearing: Pam Owens, Chamber of Commerce Tourism Director
4. Variance Request

Commission Vice Chair Mim James motions to approve with staff recommendations. Commissioner James Martin seconds. VOTE 6-0 in favor, motion passes.

B. Historic Overlay District: Ordinance No. 1220.99: An Ordinance of the City Of Dripping Springs, Amending the Zoning Ordinance, Chapter 30 of the Code Of Ordinances, Altering the Zoning Classifications of Certain Real Property in the City Limits by Creating and Applying a Historic Overlay District upon certain Historic Areas, upon request of the Historic Preservation Commission; Adding the Zoning Designation Historic Overlay (HO) to the Use Chart; Amending the Official Zoning Map to Reflect Changes of the Zoning Classification of Certain Properties; and Providing for the following: Findings of Fact, Enactment, Repealer, Severability, Codification, Effective Date, and Proper Notice & Meeting

Commission Chair Larry McClung gives an overview of why this special meeting has been called.

1. City Staff Report: Planning Director Jon Thompson – Report on file.
2. Historic Preservation Commission Report: Karl Seelbach, HPC Commissioner, presents.
3. Public Hearing:

Bert Dement – Does not support the overlay.

Mike Rose – Does not want his property included in the overlay or historic district.

Danny Hubbard, Owner of Central Garage – Does not support the overlay or historic districts, and does not want his property included in either.

Charlie Haydon – In favor of the overlay and historic district.

Joann Inscore, Owner of Short Mama's – In favor of the overlay and historic district.

Rex Baker – Does not support the overlay or historic district.

Karl Seelbach – In favor of the overlay and historic district.

Fabienne Bollom, owner of Thyme and Dough – In favor of the overlay and historic district.

4. Ordinance No. 1220.99

Commission Chair Larry McClung makes a motion to consider the issue for discussion purposes. Commission Vice Chair Mim James seconds. All ayes.

Commission discusses the Ordinance and reviews the land use chart.

Commissioner Erik Burgeson motions for three votes: 1) The approval of an overlay in general, 2) Approval of the overlay to match the existing and proposed historic district boundaries as approved by City Council, and 3) Approval of the Land Use Chart as recorded at tonight's meeting. Commission Vice Chair Mim James seconds.

- 1) Commissioner Erik Burgeson motions to approve an overlay in general. Commission Vice Chair Mim James seconds. VOTE 4-2 in favor, motion passes. Commissioner Erik Burgeson and Commissioner Josef Martin vote Nay.
- 2) Commission Chair Larry McClung motions to approve the overlay to match the existing and proposed historic district boundaries as approved by City Council. Commissioner Erik Burgeson seconds. VOTE 4-1 in favor, motion passes. Commissioner Erik Burgeson votes Nay. Commissioner Josef Martin abstains.
- 3) Commissioner James Martin motions to approve the Land Use Chart as recorded at tonight's meeting. Commission Vice Chair Mim James seconds. VOTE 5-1 in favor, motion passes. Commissioner Josef Martin votes Nay.

VI. ANNOUNCEMENTS

- A. Regular Parks & Recreation Commission Meeting, December 8, 2014 at 6:00 p.m.
- B. Regular Farmers Market Association Board Meeting, December 9, 2014 at 10:00 a.m.
- C. Regular City Council Meeting, December 9, 2014 at 5:30 p.m.
- D. Regular Founders Day Commission Meeting, December 10, 2014 at 6:30 p.m.
- E. Regular Planning & Zoning Commission Meeting, December 17, 2014 at 7:00 p.m.

VII. ADJOURN

Commission Vice Chair Mim James motions to adjourn the meeting. Commissioner Josef Martin seconds. VOTE: 6-0 in favor, motion passes. Meeting adjourned at 9:23pm.