



PLANNING & ZONING COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 27, 2020 at 6:30 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/85842339524?pwd=aDhXa1J6Y2RVM2lTaG85Yk0zTFptZz09>

Meeting ID: 858 4233 9524

Passcode: 222242

Dial Toll Free:

877 853 5257 US Toll-free

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CALL TO ORDER AND ROLL CALL

Commission Members present were:

Mim James, Chair

James Martin, Vice Chair

Christian Bourguignon

Roger Newman

Evelyn Strong

Tammie Williamson

Commission Member absent was:

John McIntosh

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller

Senior Planner Amanda Padilla

City Engineer Chad Gilpin

Architectural Consultant Keenan Smith

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member April Harris-Allison

With a quorum of the Commission present, Chari James called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Chair James led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the Commission regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentation of Citizens.

Council Member April Harris-Allison spoke and introduced herself to the Commission.

BUSINESS

1. Approval of the September 22, 2020 Planning & Zoning Commission regular meeting minutes.

A motion was made by Vice Chair Martin to approve the September 22, 2020 Planning & Zoning Commission regular meeting minutes. Commissioner Bourguignon seconded the motion which carried unanimously 6 to 0.

2. Discuss and consider approval of the Planning & Zoning Commission 2021 annual meeting calendar.

Andrea Cunningham's staff report is on file. Staff recommends approval of the 2021 meeting calendar with no changes.

A motion was made by Vice Chair Martin to approve the Planning & Zoning Commission 2021 annual meeting calendar as recommended by staff. Commissioner Williamson seconded the motion which carried unanimously 6 to 0.

3. Discuss and consider recommendation regarding the City of Dripping Springs Development Density.

Amanda Padilla presented the staff report which is on file.

Vice Chair Martin commented on the maps and would like to know both net and gross density when looking at developments.

Chair James referred to the comprehensive plan and its favor of higher density in the core. Discussion of what the City core is and the use of mix of lot sizes occurred.

Each commissioner member weighed in on the density issue in order to provide guidance to City Council:

Chair James is concerned about high density causing fire safety (Texas Heritage Village). He likes the idea of setting aside green space in perpetuity, and believes walkability is important near downtown; however, he is worried about consumers' perceptions of a mix of lot sizes next to each other.

Vice Chair Martin defines the City Core as East of HEB and heading West past Tractor Supply to Dripping Springs Middle School, and North on 12 to the Methodist Church and South almost to 150. He added that some of the best places to put commercial is where we already have residential because they requested it first, and the City should look at where we can still have commercial in downtown or near downtown Dripping Springs.

Commissioner Roger Newman is worried about maintenance on houses on smaller lots.

Commissioner Christian Bourguignon agrees that discussing density the core is important. He is not worried about maintenance on houses on smaller lots, deterioration occurs in all sizes of lots. He agrees with Vice Chair Martin definition of the core, and would the City to include something to encourage pedestrian traffic area and infill near downtown Dripping Springs - open spaces help with the traffic burden.

Commissioner Evelyn Strong agrees it's nice to have open space, but they become placeholders for future very valuable undeveloped real estate if they are not restricted. The City should make sure the land is restricted if that is the City's intent or save it for commercial or institutional uses, and defers to our expert planners. She sees Mercer Street and 12 as the core, and Arrowhead to Headwaters is the Core from east to west.

Commissioner Tammie Williamson is still determining the core. She likes different housing types within the same subdivision to ensure affordability, and the product in Big Sky Ranch but doesn't know if the City should have this product throughout. She also emphasized a mixture within a large subdivision is worthwhile.

Chair James stated that Texas Heritage Village supplied a niche for affordable type housing. \$310-350K is not affordable.

Keenan Smith offered three density tools/considerations. The Comprehensive Plan is the primary guidance, and the Zoning and Subdivision Ordinances are the implementation regulations. Keenan likes the conservation development option and values the open space for environmental purposes and outside activity, but has concerns that there is not affordable housing types for workers in Dripping Springs. He expressed that density is enabled by the availability of infrastructure and that development should emphasize the natural environment in Dripping Springs. Keenan defines the Core as from Wallace Mountain to the Dripping Springs Middle School, and from 150 to Dripping Springs Ranch Park. Keenan also spoke about Planned Growth Advisory Group.

Chair James discussed the possibility of creating an advisory group and how that could contribute to the zoning and comprehensive plan updates.

4. Discuss and consider recommendation for a Municipal Utility District Policy.

Laura Mueller presented MUD issues to the Commission. Vice Chair James asked about debt and financing in relation to MUD and how improvements are treated after construction.

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). The Planning and Zoning Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

- 5. Consultation with City Attorney related to legal issues regarding Zoning Ordinance updates, Development Agreements, and density of development.** *Consultation with City Attorney, 551.071*
- 6. Consultation with City Attorney related to legal issues regarding Municipal Utility Districts and a MUD Policy.** *Consultation with City Attorney, 551.071*

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Planning & Zoning Commission Meetings

November 15, 2020 at 6:30 p.m.

December 16, 2020 at 6:30 p.m.

City Council & Board of Adjustment Meetings

November 10, 2020 at 6:00 p.m.

November 17, 2020 at 6:00 p.m.

December 8, 2020 at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Martin to adjourn the meeting. Commissioner Bourguignon seconded the motion which carried unanimously.

This regular meeting adjourned at 8:20 p.m.