

**AGENDA**  
**For**  
**CITY OF DRIPPING SPRINGS**  
**REGULAR COUNCIL MEETING – 7:00p.m.**  
**Tuesday, May 8, 2007**

**CITY HALL, 550 EAST HWY 290 WEST, DRIPPING SPRINGS, TEXAS**

*This facility and its parking are wheelchair accessible. Requests for special accommodations must be made 48 hours prior to this meeting. Please contact us at (512) 858-4725 or by Fax 858-5646 for further information.*

**I. CALL TO ORDER AND ROLL CALL**

|                           |   |
|---------------------------|---|
| <u>Mayor</u>              | <u>City Staff/Appointed Officials</u>           |
| Todd Purcell              | Deputy City Administrator Ginger Faught         |
| <u>Council Members</u>    | City Secretary Amanda Craig                     |
| Mayor Pro Tem Bill Foulds | Development Coordinator Jon Thompson            |
| Santos Alba               | City Attorney Veronica Rivera                   |
| Doug Phillip              | Chair Planning & Zoning Commission Craig Koenig |
| Joe Volpe                 | City Treasurer-Vacant                           |
| H.A. "Spider" Williams    | Special Counsel Susan Zachos                    |

**II. PLEDGE OF ALLEGIANCE**

**III. CITIZEN COMMUNICATIONS**

*Discussion open to the floor without a public hearing on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Mayor. The Mayor and Council may establish a time limit on each citizen wishing to speak(Ordinance No. 1000.1).*

**IV. CONSENT ITEMS**

*The following items may be acted upon in one motion. No separate discussion or action is necessary unless requested by a Council Member or citizen, in which event those items will be pulled from the consent agenda for separate consideration.*

- A. Approval of Regular Meeting Minutes of April 10, 2007
- B. Approval of Special Meeting Minutes of April 18, 2007
- C. Approval of March 2007 Treasurers Report (submitted by City Administrator)

**V. VARIANCES/SIGNS/SITE DEVELOPMENT/SUBDIVISIONS/  
ZONING/ON-SITE SEWAGE FACILITIES/BUILDING PERMITS**

*Consideration and Possible Action regarding:*

**A. Bush Ranch (Ledge Stone), Phase 1 – Subdivision Vacate and Replat – North side of Hwy 290 between Nutty Brown Rd and Heritage Oaks Dr.**

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Consideration of Subdivision Vacation and Replat Approval

**B. McDowell Ball Field – Site Development – 160 Cross Creek**

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Consideration of Site Development Permit Approval

**C. Keller Lake – Site Development - 1601 Brownson Lane**

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Variance Request from Site Development Ordinance, Section 13, Cut & Fill
6. Consideration of Site Development Permit Approval

**D. Shops at HighPointe – Site Development – 13429 US 290 West**

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Consideration of Site Development Permit Approval

## VI. REPORTS OF AGENCIES, COMMISSIONS, AND STAFF

- A. Planning and Zoning Commission Report – Craig Koenig
- B. Public Health – Wastewater Mayor Pro Tem Bill Foulds

## VII. OLD BUSINESS

*Consideration and Possible Action Regarding:*

- A. **Development Agreement between the City of Dripping Springs and Bella Vista Dripping, L.P. for the Bella Vista Development** (Approximately 127.59 acres of land out of the Texas Central RR. CO Survey Abstract No. 289 and the George A. Harvey Survey Abstract No. 254 in Hays County, Texas, and being comprised of a portion of that certain (120.00 acre) tract of land as conveyed to B.L. Johnson, ET UX, by Deed recorded in volume 757 page 587 of the real property records of Hays County, Texas, together with a portion of that certain (56.27 acre) tract of land as conveyed to B.L. Johnson, ET UX, by Deed recorded in volume 728 page 438 of the real property records of Hays County, Texas)
  - 1. Presentation
  - 2. Development Coordinator's Report
  - 3. Planning and Zoning Commission Report
  - 4. Public Hearing
  - 5. Variance Request from Subdivision Ordinance, Maximum Cul-de-sac Length of 2,000 feet (**previously approved**)
  - 6. Variance Request from Subdivision Ordinance, Typical Pavement Section of two 10 foot travel lanes with 4 foot shoulders (**previously approved**)
  - 7. Variance Request from Subdivision Ordinance, Minimum of 60 foot Right of Way
  - 8. Variance Request from Subdivision Ordinance, Roadway Geometric Standards, Minimum Tangent Length between Curves
  - 9. Variance Request from Subdivision Ordinance, Section 14.6 Minimum Lot Size in Water Quality Buffer Zone
  - 10. Development Agreement
- B. Resolution No. 2007-17: A Resolution of the City of Dripping Springs in support of House Bill 3039, relating to a restriction on permits authorizing direct discharges of treated wastewater into surface water bodies over the Recharge and Contributing Zones of the Barton Springs Segment of the Edwards Aquifer

## VIII. NEW BUSINESS

*Consideration and Possible Action Regarding:*

- A. Ratification of Amendment No. 1 to Agreement Concerning Creation and Operation of Hays County Municipal Utility District No. 5 and Lands within the District
- B. Reconsideration of the Water and Wastewater Utility Agreement between the City of Dripping Springs and Paintbrush 290 GP LLC (Scenic Greens Development)
- C. Request from the Lance Armstrong Foundation to hold their annual fundraising event "The Ride for the Roses" on October 14, 2007 in the City of Dripping Springs
- D. Request from Walnut Springs Elementary School to waive all fees associated with renting Founders Memorial Park on May 24, 2007 for a 5<sup>th</sup> grade school activity from 9:00am to 2:00pm
- E. Letter Agreement between the City of Dripping Springs and Grant Development Services to prepare and submit an application for funding assistance to the Texas Parks and Wildlife Department's Recreation Grants Program for the construction of recreational facilities
- F. Request to the Office of Rural Community Affairs to extend the City of Dripping Springs 2005 Texas Community Development Program Grant Contract Number 725261
- G. **Arrowhead Ranch Development Agreement between the City of Dripping Springs and Forestar (USA) Real Estate Group** (Approximately 361.83 Acre Tract of land Out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas)
  - 1. Presentation
  - 2. City Staff Report
  - 3. Parks & Recreation Commission Report
  - 4. Planning and Zoning Commission Report
  - 5. Public Hearing
  - 6. Consideration of Variance Requests from Technical Construction Standards & Specifications Manual, Section 2.3.2; Table 7.3, Summary of Hays County Road Standards, Road Standards for Local Street
    - 1. Design Speed
    - 2. Minimum Right of Way Width
    - 3. Width of Traveled Way
    - 4. Minimum Centerline Radius
    - 5. Minimum Tangent Length between Reverse Curves

6. Minimum Radius for Edge of Pavement at Intersections
7. Minimum Court Inside Pavement Radius
8. Minimum Court Right of Way Radius
7. Consideration of Variance Requests from Technical Construction Standards & Specifications Manual, Section 2.3.2; Table 7.3, Summary of Hays County Road Standards, Road Standards for Minor Collector
  1. Design Speed
  2. Width of Traveled Way
  3. Minimum Centerline Radius
  4. Minimum Tangent Length between Reverse Curves
  5. Minimum Radius for Edge of Pavement at Intersections
  6. Minimum Court Inside Pavement Radius
  7. Minimum Court Right of Way Radius
8. Variance Request from Site Development Ordinance, Section 13.2, Cut & Fill
9. Consideration of Development Agreement Approval

- H. **Ordinance No. 1803.45 – An Ordinance of the City of Dripping Springs Annexing the following properties into the City of Dripping Springs Corporate City Limits:** Approximately 6.167 Acre Tract of Land in the Benjamin F. Hanna League, Abstract No. 222, Hays County, Texas (Stephen and Kay Carter); and Approximately 361.83 Acre Tract of land Out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas, (Arrowhead/Star D Ranch, Forestar Real Estate Group)
1. Public Hearing
  2. Approval of Ordinance No. 1803.45

- I. **Ordinance No. 1803.48 – An Ordinance of the City of Dripping Springs Changing the Zoning Classification of Approximately 361.83 Acre Tract of land Out of the B.F. Hanna Survey No. 28, Abstract No. 222, Hays County, Texas, (Arrowhead/Star D Ranch, Forestar Real Estate Group) from AG, Agricultural to GR-General Retail District, SF-5 - Single-Family Attached Residential-Garden Home District, and SF-2 - Single-Family Residential-Moderate Density District**
1. Development Coordinator’s Report
  2. Planning and Zoning Commission Report
  3. Public Hearing on Proposed Zoning Classification Changes
  4. Approval of Ordinance No. 1803.48

- J. Public Hearing on the Annexation for inclusion of the following property into the City of Dripping Springs Corporate City Limits: Tract 76 A-2, Replat of the Remainder of Tract 76A, Springlake and Subdivision of Reed Acreage. A subdivision of Hays County, Texas, according to the map or plat thereof recorded in Volume 9 pages 46-47 of the plat records of Hays County, Texas

- K. Appointment of Planning and Zoning Commissioners

- L. Discussion of proposed City of Dripping Springs Solid Waste Franchise Ordinance

**IX. ANNOUNCEMENTS**

- A. Special City Council Meeting (if needed) – April 18, 2007
- B. Regular Parks and Recreation Commission Meeting, Mon. April 23, 2007 at 6:00p.m.
- C. Regular Planning and Zoning Commission Meeting, Tues. April 24, 2007 at 7:00p.m
- D. Regular Historic Preservation Commission Meeting, Wed. May 2, 2007 at 6:00p.m
- E. Regular City Council Meeting, Tues., May 8, 2007 at 7:00pm

**X. EXECUTIVE SESSION**

The City Council for the City of Dripping Springs reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, 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)

- A. Consultation with City Attorney regarding May 2002 Settlement Agreement and Water and Wastewater Service Agreement between the City and the Dripping Springs Water Supply Corporation (551.071: Consultation with Attorney)
- B. Deliberations about the purchase, exchange, lease, or value of real property, in particular wastewater easements for the City’s wastewater collection system (551.072: Deliberations about Real Property)

**XI. ADJOURN**

Notice posted in accordance with Chapter 551, Texas Government Code. Council may vote and/or act upon each of the items set out in this Agenda.

*I certify that the above notice of meeting was posted on the bulletin board at the City of Dripping Springs City Hall and the Dripping Springs Postal Service Bldg. on the \_\_\_\_\_ day of \_\_\_\_\_, 2007 at \_\_\_\_\_ o’clock \_\_\_\_M. I further certify that the following news media were properly notified of this meeting as stated above: Century News and DS News-Dispatch*

City Secretary: \_\_\_\_\_  
*Amanda Craig*