

AGENDA
for
CITY OF DRIPPING SPRINGS
REGULAR COUNCIL MEETING – 7:00 p.m.
Tuesday, May 9, 2006
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 at 858-5646 for further information.

I. CALL TO ORDER AND ROLL CALL

Mayor
Todd Purcell

Council Members
Mayor Pro Tem Bill Foulds
Santos Alba
Joe Volpe
Doug Phillip
H. A. "Spider" Williams

City Staff/Appointed Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Secretary Amanda Craig
Development Coordinator Jon Thompson
Chair Planning & Zoning Commission Craig Koenig
City Treasurer Charles Busbey
City Attorney Alan Bojorquez

II. PLEDGE OF ALLEGIANCE

III. CITIZENS 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).

- A. Proclamation Honoring Mary Ward Superintendent to Dripping Springs Independent School District – In Recognition and Thanks for her Contributions to the Dripping Springs Community
- B. Recognition of Founders Day Commissioners
- C. Founders Day Wrap-up Report

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 11, 2006
- B. Approval of Special Meeting Minutes of April 18, 2006
- C. Approval of Special Meeting Minutes of May 2, 2006
- D. Approval of April 2006 Treasurer's Report

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

Consideration and Possible Action on:

- A. **Topnotch Learning Center – Use Permit for Operating a Learning Center on Property Zoned R2—Residential Two Family— Property Located at 28515 Ranch Road 12 North**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing
 - 5. Use Permit
- B. **Belterra Parks – Trinity Hills and Pecan Groves – Site Plan**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Planning & Zoning Commission Report
 - 4. Public Hearing
 - 5. Site Plan
- C. **HighPointe Subdivision, Phase 3 – Preliminary Plat**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Planning & Zoning Commission Report
 - 4. Public Hearing
 - 5. Preliminary Plat

D. Garnett Ranch – Concept Plan

1. Presentation
2. Development Coordinator's Report
3. Planning & Zoning Commission Report
4. Discussion of Concept Plan (Concept Plan to be approved in conjunction with Development Agreement)

E. Rutherford West, Phase 2 – Final Plat and Construction Plan

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Construction Plan
6. Final Plat

VI. REPORTS OF AGENCIES, COMMISSIONS AND STAFF

- A. Planning and Zoning Commission Report – Craig Koenig
- B. Public Health – Wastewater Mayor Pro Tem Bill Foulds
- C. Parks & Recreation-Council Member Joe Volpe

VII. OLD BUSINESS

Discussion and Possible Action Regarding:

- A. Ordinance No. 1220.10 – Zoning Ordinance – An Ordinance Enacting Volume 2, Article 15, Chapter 23 of the Dripping Springs Code of Ordinances, that being the Zoning Ordinance of the City of Dripping Springs; Establishing Zoning District Boundaries; Adopting a Zoning District Map; Authorizing Certain Legal Nonconforming Uses; Governing the Planning and Zoning Commission; Creating a Zoning Board of Adjustment; Enacting Procedures for Zoning Changes and Amendments; Providing for Certificates of Occupancy; Regulating Concept Plans and Site Plans; Enumerating Rules for Various Zoning Districts; Enacting Certain Development Standards and Land Use Regulations; Providing Certain Land Use Rules; Adopting Certain Land Development Standards; Setting Out Administrative and Legislative Procedures; Imposing Civil and Criminal Penalties
 1. Public Hearing
 2. Planning and Zoning Commission Report
 3. Approval of Ordinance 1220.10
- B. Amendment to Lease Agreement between the City of Dripping Springs and the Dripping Springs Presbyterian Church for Temporary Building to be located at City Hall – Location of Temporary Building

VIII. NEW BUSINESS

Discussion and Possible Action Regarding:

- A. Award Contract to Excel Construction Services, LLC for the Dismantling and Relocating of existing Block House MUD Wastewater Treatment Plant
- B. Request from First Baptist Church Dripping Springs for temporary closure of one block of Hays Street between College Street and San Marcos Street on May 17th from 6:30 pm to 9:00pm
- C. Petitions Requesting Annexation for inclusion of the following properties into the City of Dripping Springs Corporate City Limits:
 1. Approximately 38.833 acres of land, out of the ABS 222 Benjamin F. Hanna Survey, Hays County, Texas (Dripping Springs High School)
 2. Approximately 6.41 acres of land, Lot 1-2-3-4, of the Dripping Springs Commercial & Industrial Park, Hays County, Texas (Dripping Springs High School)
 3. Approximately 1.5873 acres of land, Lot 1. of Peabody Place, Hays County, Texas (Dripping Springs High School)
 4. Approximately 5.01 acres of land, out of the ABS 415 P.A. Smith Survey No. 26, Hays County, Texas (Dripping Springs United Methodist Church)
 5. Being 102.35 acres of land, more or less, out of the P.A. Smith Survey, Abstract A-415, Hays County, Texas and being more particularly described in Exhibit "A" (Estate of Johnny F. Glosson)
 6. Public Hearing
 7. Acceptance of Petitions
- D. Approval of Interjurisdictional Mutual Aid Agreement between the City of Dripping Springs and Hays County
- E. Acceptance of Special Warranty Deed for 1.0 acre of land, more or less, out of the William Walker Survey in Hays County, Texas By the E.E. Towns Family Trust to the City of Dripping Springs
- F. Hotel Occupancy Tax Committee Recommendation of Hotel Occupancy Tax Expenditures and Budget Amendment
- G. Budget Amendment request from Parks and Recreation Commission to transfer funds from Founders Park Improvements to General Maintenance for Maintenance at Sports and Recreation, Founders, and Karhan Parks

IX. ANNOUNCEMENTS

- A. Regular Parks & Recreation Commission Meeting, Mon., May 22, 2006 at 7:00 p.m.
- B. Regular Planning & Zoning Commission Meeting, Tues., May 23, 2006 at 7:00 p.m.
- C. Regular Historic Preservation Commission Meeting, Thurs., June 7, 2006 at 6:00 p.m.
- D. Regular City Council Meeting, Tues., June 13, 2006 at 7:00 p.m.

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 the Economic Development proposals involving proposed Planned Development District for a potential shopping center.
- B. Consultation with City Attorney regarding possible acquisition of Block House MUD Wastewater Treatment Plant.

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 _____, 2006 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