

AGENDA
For
CITY OF DRIPPING SPRINGS
REGULAR COUNCIL MEETING – 7:00p.m.
Tuesday, June 12, 2007

FUTURE CITY HALL/DRIPPING SPRINGS CHURCH OF CHRIST BUILDING
511 MERCER STREET, 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	

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).

- A. Update from Pedernales Electric Cooperative
- B. Oaths of Office

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 May 8, 2007
- B. Approve of Special Meeting Minutes of May 15, 2007
- C. Approval of March 2007 Treasurers Report (submitted by City Administrator)
- D. Request from the Friends of the Pound House to use portions of Founders Memorial Park for parking during the annual Pound House Fall Fest on September 22, 2007

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

Consideration and Possible Action regarding:

- A. **Rim Rock Subdivision, Phase 3, Section 3-Final Plat & Construction Plans (located on FM 1826)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing
 - 5. Final Plat & Construction Plans
- B. **Cunningham Orthodontics-Site Development (located at 131 Benney Lane)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing
 - 5. Site Development Permit
- C. **Home Depot-Site Development (located at Hwy 290 & Ranch Road 12 S.)**
 - 1. Presentation
 - 2. Development Coordinator's Report
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing
 - 5. Site Development Permit

D. Ledge Stone Amenity Center-Site Development (located at 295 Ledge Stone Dr.)

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Variance Request from Site Development Ordinance No. 52B, Section 10.C.24, Cut & Fills
6. Site Development Permit

E. Lot 8, JR Ragland Survey-Site Development (located at 1320 Hwy 290 W.)

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

F. Overlook at the Preserve-Site Development (located at 1300 Hwy 290 East)

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
3. Public Hearing
4. Variance Request from Site Development Ordinance, Section 13.2, Cut & Fill
5. Site Development Permit

G. Jordyn's Closet-Conditional Use Permit for Operating a Clothing Retail Shop on Property Zoned SF2-Residential Two Family (located at 28515 Ranch Road 12 N.)

1. Presentation
2. Development Coordinator's Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Conditional Use Permit

H. Request for a Variance from the City's On-Site Sewage Facility Rules to Allow the Pump and Haul of Wastewater Effluent and Sewage on a Temporary Basis for Concession Stand and Restroom Facilities at the Sports & Recreation Park

1. Presentation
2. Environmental Health Inspector's Report
3. Public Hearing
4. Variance

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. Wastewater Service and Impact Fee Agreement between the City of Dripping Springs and Howard Land & Cattle, Ltd.
- B. Lift Station Facilities and Service Connection Agreement between the City of Dripping Springs and Alva Haydon, Willie Mae Haydon, Robert Lynn Haydon and Martha Annette Bledsoe Haydon
- C. Temporary Access Easement between the City of Dripping Springs and Alva Haydon, Willie Mae Haydon, Robert Lynn Haydon and Martha Anette Bledsoe Haydon
- D. Service Connection Agreement between the City of Dripping Springs and The Burke Family Revocable Trust
- E. 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

VIII. NEW BUSINESS

Consideration and Possible Action Regarding:

- A. **Ordinance No. 1803.45 – An Ordinance of the City of Dripping Springs Annexing 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
 1. Public Hearing
 2. Approval of Ordinance No. 1803.45

- B. Ordinance No. 1803.49-An Ordinance of the City of Dripping Springs Changing the Zoning Classification of Tract 76 A-2, Replat of The Remainder of Tract 76A, Springlake & Subdivision of Reed Acreage, Hays County, Texas, Vol. 9, Pg. 46-47 of plat records of Hays County, Texas, from AG-Agricultural to CS-Commercial Services and Imposing Conditional Overlay Regulations**
1. Development Coordinator's Report
 2. Planning and Zoning Commission Report
 3. Public Hearing
 4. Approval of Ordinance No. 1803.49
- C. Ordinance No. 1220.17-An Amendment to Ordinance No. 1220.10 Zoning Ordinance, Section E. Home Occupation Regulations**
1. City Staff Report
 2. Planning and Zoning Commission Report
 3. Public Hearing
 4. Approval of Ordinance No. 1220.17
- D. Petition Requesting Annexation for inclusion of the following property into the City of Dripping Springs Corporate City Limits:**
1. Approximately 10.0 acres of land legally described as Tract A, Sawyer Springs Subdivision, recorded in Volume 12, Page 240, Plat Recorded, Hays County, Texas
 2. Public Hearing
 3. Acceptance of Petition
- E. Driftwood Development Agreement between the City of Dripping Springs and M. Scott Roberts, Individually, and the Roberts Family Partnership (approximately 539.12 acres out of the Freelove Woody Survey and Fannie A.D. Darden Survey, located on FM 1826, Driftwood, TX)**
1. Presentation
 2. City Staff Report
 3. Planning and Zoning Commission Report
 4. Public Hearing
 5. Variance Requests from Subdivision Ordinance
 - (a) Section 4.8(1)10 and Section 4.9.1(d) Identification of Trees
 - (b) Section 14.6 Minimum Lot Sizes in the Extraterritorial Jurisdiction
 - (c) 11.21.2 Maximum block length 2,000 feet for rural subdivisions
 6. Variance Requests from Water Quality Protection Ordinance
 - (a) Section 7.4(k) Allowable Development in Water Quality Buffer Zone
 - (b) Section 7.3.2 Water Quality Buffer Zone along steep slopes shall be 25 feet beyond the edge of the defined steep slope
 7. Variance Request from Site Development Ordinance, Sec. 13.2, Cut & Fill
 8. Variance Request from Sign Ordinance, Sec. VI. Sign Standards, Location
 9. 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
 - ii. Design Speed
 - iii. Minimum Right of Way Width
 - iv. Width of Traveled Way
 - v. Minimum Centerline Radius
 - vi. Minimum Tangent Length between Reverse Curves
 - vii. Minimum Radius for Edge of Pavement at Intersections
 - viii. Minimum Court Inside Pavement Radius
 - ix. Minimum Court Right of Way Radius
 10. 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
 - ii. Design Speed
 - iii. Width of Traveled Way
 - iv. Minimum Centerline Radius
 - v. Minimum Tangent Length between Reverse Curves
 - vi. Minimum Radius for Edge of Pavement at Intersections
 - vii. Minimum Court Inside Pavement Radius
 - viii. Minimum Court Right of Way Radius
 11. Parkland & Open Space Plan
 12. Development Agreement

IX. 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. 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)
- B. Consultation with City Attorney regarding City's obligations under Wholesale Water Agreement with LCRA 551.071 (Consultation with Attorney)
- C. Consultation with City Attorney regarding legal issues related to water utility service proposed for Garnett Ranch Subdivision 551.071 (Consultation with Attorney)
- D. Consultation with City Attorney regarding Wastewater Utility Agreement between the City of Dripping Springs and Forestar for Arrowhead Ranch, including its requirements for Application to the Texas Commission on Environmental Quality for Domestic Wastewater Permit (551.071: Consultation with Attorney)
- E. Consultation with City Attorney regarding Wastewater Utility Agreement between the City of Dripping Springs and Paintbrush Ltd. For Scenic Greens, including its requirements for Application to the Texas Commission on Environmental Quality for Domestic Wastewater Permit (551.071: Consultation with Attorney)
- F. Consultation with City Attorney regarding Driftwood Development Annexation Service Plan (551.071: Consultation with Attorney)
- G. Consultation with City Attorney regarding statutory and regulatory requirements governing the City's allocation of Wastewater Capacity (551.071: Consultation with Attorney)

X. ANNOUNCEMENTS

- A. Special City Council Meeting, Wednesday, June 20, 2007 at 6:00 p.m.
- B. Regular Parks and Recreation Commission Meeting, Mon. June 25, 2007 at 6:00p.m.
- C. Regular Planning and Zoning Commission Meeting, Tues. June 26, 2007 at 7:00p.m
- D. Regular Historic Preservation Commission Meeting, Wed. July 11, 2007 at 6:00p.m
- E. Regular City Council Meeting, Tues., July 10, 2007 at 7:00pm

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