

**City of Dripping Springs**  
**City Council & Board of Adjustment Meeting Agenda**  
**Tuesday, February 13, 2018 at 5:30 PM**  
**City Hall, 511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL - 5:30 p.m.**

Mayor & City Council Members/Board of Adjustment

Mayor Todd Purcell  
Mayor Pro Tem Bill Foulds  
Council Member Travis Crow  
Council Member Wade King  
Council Member John Kroll  
Council Member Taline Manassian

City Staff/Appointed Officials

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Secretary Andrea Cunningham  
City Planner Megan Will  
Director of Public Works Kyle Dannhaus  
Parks & Community Services Director Mariana Espinoza  
Dripping Springs Ranch Park Manager Lynne Dickinson  
Communications Coordinator Bonnie Gonzalez  
City Engineer Chad Gilpin  
Assistant City Attorney Laura Mueller  
Special Counsel Dottie Palumbo  
Consulting Land Planner Anjali Naini  
Planning and Zoning Commission Chair Mim James

**II. WORKSHOP**

*No action to be taken during workshop. Staff Reports regarding Consent, Site Developments, Subdivisions, Zoning, On Site Sewage Facilities, Signs, Variances, Waivers, Special Exceptions, Annexations, Alternate Standards, Business, and Other Agenda Items listed below.*

**III. RECESS**

**IV. RECONVENE AT 6:30 p.m.**

**V. PLEDGE OF ALLEGIANCE**

**VI. 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 Mayor. The Mayor and City Council may establish a time limit as necessary.*

**VII. CONSENT ITEMS**

*The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the*

*same agenda.*

- A. **Approval of the Regular City Council Minutes of January 9, 2018, and the Special City Council Minutes of January 23, 2018**
- B. **Approval of City Treasurer's Report for January 2018**
- C. **Approval of an Ordinance Calling for the City of Dripping Springs General Election for two City Council Seats, and one Mayoral Seat to be held on May 5, 2018**
- D. **Approval of a Resolution Accepting Improvements and Approving Maintenance Bond for Street, Drainage, Water, and Wastewater Improvements at Caliterra Phase 2, Section 7**
- E. **Approval of a Professional Services Agreement between the City of Dripping Springs and CMA Engineering, Inc. for Engineering Services regarding the South Regional Wastewater Facilities Development**
- F. **Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and the Dripping Springs Chamber of Commerce regarding First Thursdays 2018**
- G. **Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Hill Country Rally for Kids for the Hill Country Rally for Kids Car Show to be held on September 15, 2018**
- H. **Approval of Co-Sponsorship Agreement between the City of Dripping Springs and D Bar S Roping to hold weekly Roping Practices at Dripping Springs Ranch Park**
- I. **Approval of Co-Sponsorship Agreement between Dripping Springs Ag Boosters and the City of Dripping Springs for the 2018 Dripping Springs Fair and Rodco**
- J. **Approval of Fee Waiver for the Hays County Sheriff's Department Bleacher Lease for the Annual Capital of Texas Police Motorcycle Chute Out**
- K. **Approval of the Postponement of SD2017-0005 Site Development Permit Application for the Mark Black Wedding Venue located at 130 W. Concord Circle, Driftwood, TX (ETJ) to the Regular City Council Meeting of February 20, 2017**
- L. **Approval of an Agreement between the City of Dripping Springs and Safesite, Inc. for secure document shredding services**

**VIII. SUBDIVISION/SITE DEVELOPMENT/ ZONING/SIGNAGE/CONDITIONAL USE PERMITS/VARIANCES/WAIVERS/SPECIAL EXCEPTIONS**

*Discussion and Possible Action on:*

- A. **SD2017-0005 Site Development Permit Application for the Mark Black Wedding Venue located at 130 W. Concord Circle, Driftwood, TX (ETJ). Applicant, Andrew Evans, Kimley Horn and Associates.**
  - 1. Presentation
  - 2. Staff Report (Chad Gilpin, PE)
  - 3. Public Hearing
  - 4. Site Development Permit
- B. **CUP2017-0004: Conditional Use Permit Application for a Bar located at 251 Baird Lane, Dripping Springs Texas 78620; A request for a Variance to the Dripping Springs Code of Ordinances, Chapter 30 - Zoning, Exhibit A, Section 5A, Subsection 5.8.2 Fire Lanes to allow a paved width of 20 ft. where a minimum width of 24 ft. is otherwise required; A request for a Variance to the Dripping Springs Code of Ordinances Chapter 6 - Section 6.04.002(a) to allow a separation of 204 feet between a school and bar where a minimum distance of 300 feet is otherwise required.**

*Applicant, Jon Thompson*

1. Presentation (Jon Thompson)
2. Staff Report (Megan Will)
3. Planning and Zoning Commission Report
4. Public Hearing
5. School Separation Distance Variance
6. Fire Lane Variance
7. Conditional Use Permit

**C. CUP2017-0002: Conditional Use Permit Application for an Accessory Dwelling Unit (ADU) Located at 1501 Woods Loop, Driftwood, Texas 78619, Applicant, *Duel Tarrant***

1. Presentation (Duel Tarrant)
2. Staff Report (Megan Will)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Conditional Use Permit

**D. CUP2017-0005: Conditional Use Permit Application for a Commercial Parking Lot located at 105 Grand Prairie Cir., Dripping Springs, TX 78620 Applicant, *Jon Thompson***

1. Presentation
2. Staff Report (Megan Will)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Conditional Use Permit

**E. ZA2017-0002: Zoning Amendment Ordinance No. 1220.152: Approval of an Ordinance of the City of Dripping Springs, Texas, Rezoning a Tract of Land Totaling 16.0118 Acres Located at 23000 W FM 150, Dripping Springs, Texas from Agriculture (AG) to Single-Family Residential, Moderate Density (SF-2), and Described as Follows: 16.0118 Acres out of the Thomas R. Jackson League, Abstract No. 9, Applicant, *Dan Druck***

1. Presentation
2. Staff Report (Anjali Naini)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Ordinance No.1220.152

**F. SUB2017-0002: Charro Vista Subdivision. A Preliminary Plat for a 16.0091 Acre Property Located at 23000 W FM 150, Dripping Springs, Texas (Thomas R. Jackson League, Abstract No. 9), Applicant, *Dan Druck, Charro Vista, LLC***

1. Presentation
2. Staff Report (Anjali Naini)
3. Parks & Recreation Commission Report (Brent Luck)
4. Planning and Zoning Commission Report

5. Public Hearing
6. Parkland Dedication
7. Preliminary Plat

**G. Replat of Springlake Subdivision Lot 122-A3 and Lot 122-A4 a 3.21 acre tract located at 1804 Spring Valley Dr., Dripping Springs, TX 78620. Applicant, Hugo Elizondo Jr., P.E., Cuatro Consultants LTD.**

1. Presentation
2. Staff Report (Megan Will)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Replat

**H. SUB2017-0004 Replat of Springlake Subdivision Tract 88A, Establishing Lots 88A-1 and Lot 88A-2 located at 101 Homestead Ln., Dripping Springs, TX 78620. Applicant, Kelly Kilber, P.E., Tri-Tech Engineering**

1. Presentation
2. Staff Report
3. Planning and Zoning Commission Report
4. Public Hearing
5. Replat

**I. SUB2017-0003 Partial Vacation of Arrowhead Ranch Lots 1 and 2 of the Arrowhead Ranch Section One, a Subdivision Recorded in Volume 16, Page 267 of the Plat Records of Hays County Texas. Location - 1610 Creek Rd., Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E., RPLS**

1. Presentation
2. Staff Report (Megan Will)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Plat Vacation

**J. SUB2017-0003 Minor Plat for Arrowhead Ranch Section One A, a 7.710 acre tract located at 1610 Creek Rd., Dripping Springs, TX 78620. Applicant, Doug Rummel, P.E., RPLS**

1. Presentation
2. Staff Report (Megan Will)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Minor Plat

**IX. BUSINESS**

*Consideration and Possible Action On:*

- A. 2018 Founders Memorial Park Pool Fees, Hours of Operation, and Job Descriptions; and authorization for the City Administrator and Parks and Community Services Director to hire pool employees**
- B. Discussion and selection of a proposal for banking services based on a Request for**

## **Proposals.**

### **C. A Resolution of the City of Dripping Springs, Texas Approving and Authorizing the Mayor to Execute the “Westwood Public Improvement District Financing Agreement”: Between the City of Dripping Springs, Texas and Scenic Land Holdings, LLC, a Delaware Limited Liability Company, and Establishing an Effective Date**

1. Presentation (Dottie Palumbo)
2. Staff Report (Dottie Palumbo)
3. PID Financing Agreement
4. Resolution

## **X. REPORTS OF AGENCIES, COMMISSIONS AND STAFF**

### **A. Transportation Committee Monthly Report**

### **B. Economic Development Committee Monthly Report**

### **C. Parks and Community Services Monthly Report**

### **D. Dripping Springs Ranch Park Monthly Report**

### **E. Farmers Market Monthly Report**

## **XI. EXECUTIVE SESSION**

*The City Council 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 City Council 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.*

### **A. Consultation with City Attorney regarding the Proposed Settlement Agreement between the City of Dripping Springs, the City of Austin and other Parties regarding Texas Pollutant Discharge Elimination System Permit No. WQ001448803 (551.071 Consultation with City Attorney)**

### **B. Consultation with City Attorney Regarding Allocation of Wastewater Capacities and Potential Alternatives and Options to Currently Planned Wastewater Discharge Permitting Plans, Including Potential Additional Area Needed to Meet Wastewater Service Needs (551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease, or Value of Real Property)**

### **C. Deliberation regarding the potential purchase of all or a portion of real property related to the Transportation Plan. (551.072 Purchase, Exchange, Lease or Value of Real Property)**

### **D. Consultation with City Attorney regarding an Agreement between the City of Dripping Springs and the Hays County Livestock Board (551.071 Consultation with City Attorney)**

## **XII. ANNOUNCEMENTS**

A. Regular City Council Meeting, February 20, 2018, 6:00 PM

B. Regular City Council Meeting, March 13, 2018, 5:30 PM Workshop/6:30 PM Meeting

C. Regular City Council Meeting, March 20, 2018, 6:00 PM

### XIII. ADJOURN

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. Notice is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted at City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) on the the 9th day of February 2018, at 4:30 p.m..*

*Andrea Cunningham*  
City Secretary

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*

