

# City Council & Board of Adjustment Minutes

## Workshop and Regular Meeting July 10, 2018 at 5:30 p.m.

---

A Regular Meeting of the City Council of Dripping Springs, Texas was held Tuesday, July 10, 2018 at 5:30 p.m., in the Council Chambers located at City Hall, 511 Mercer Street, Dripping Springs, Texas.

### I. CALL TO ORDER AND ROLL CALL

City Council Members/Board of Adjustment present were:

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 present were:

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Treasurer Gina Gillis  
City Planner Anjali Naini  
Parks & Community Services Director Mariana Espinoza  
Dripping Springs Ranch Park Manager Lynne Dickinson  
City Engineer Chad Gilpin  
Assistant City Attorney Laura Mueller  
Planning and Zoning Commission Chair Mim James

With a quorum of the City Council present, Mayor Purcell called the meeting to order at 5:30 p.m.

### 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.*

The City Council discussed the following agenda items with staff. No action was taken.

- 1) Item VIII, A – Minutes
- 2) Item VIII, B – City Treasurer’s Report
- 3) Item IX, D – SD2018-0013: Site Development Permit Driftwood Phase 1 Golf Course
- 4) Item IX, G – DA2017-0001: Scott Ranch (Big Sky) Development Agreement
- 5) Item IX, H – DS2018-0015: Site Development Permit Ledgestone Senior Living
- 6) Item X, A – Old Fitzhugh Road Project

Without objection from the City Council, Mayor Purcell recessed the meeting into Executive Session under Texas Government Code Sections 551.071 (Consultation with Attorney), and 551.072 (Deliberations about Real Property), and under Executive Session items A – D.

## **XII. 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 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 related to legal issues related to creation of a separate Board of Adjustment and Board of Adjustment membership and procedure. (551.071 Consultation with City Attorney).**
- E. Consultation with City Attorney related to legal issues on Planning and Zoning Commission membership and procedure. (551.071 Consultation with City Attorney).**

The City Council met in Executive Session from 5:58 p.m. – 6:11 p.m.

No vote or action was taken in Executive Session. Mayor Purcell closed the Executive Session and returned the meeting to Open Session at 6:00 p.m.

## **III. RECESS**

Mayor Purcell called for a recess of the meeting at 6:12 p.m.

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

With a quorum of the City Council present, Mayor Purcell returned the meeting to Open Session at 6:31 p.m.

## **V. PLEDGE OF ALLEGIANCE**

Dripping Springs Cub Scout Pack 280 gave a Color Guard Presentation and led the Council Chambers in the Pledge of Allegiance to the Flag, and the Texas Pledge of Allegiance.

## **VI. PROCLAMATION**

- A. Proclaiming the Month of July 2018 as "Parks and Recreation Month" in the City of Dripping Springs**

Council Member King read the proclamation and presented to Parks & Community Services Director Mariana Espinoza.

## **VII. 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 establish a time limit of two (2) minutes per speaker, for a total of thirty (30) minutes. The Mayor and City Council may extend the session.*

No one spoke during Presentation of Citizens.

## **VIII. 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 Meeting Minutes of June 19, 2018 and June 19, 2018; and the Special Meeting Minutes of July 2, 2018**
- B. Approval of the City Treasurer's Report for June 2018**
- C. Approval of the Appointment of Brenda Medcalf, Evan Taddia, Michael Monaghan, Sharon Goss, and Brian Varnell to the Founders Day Commission for terms expiring June 30, 2020; and the appointment of Brenda Medcalf to serve as Chair Person, to coincide with her respective term**
- D. Approval of the Appointment of Bruce Lewis, Kelli Tucker, and Dean Erickson to the Historic Preservation Commission for terms ending June 30, 2020**
- E. Approval of the Appointment of James Martin, and Evelyn Strong to the Planning & Zoning Commission for terms ending June 30, 2020**
- F. Approval of the Appointment of Patrick Rose, Rex Baker, Elaine Cogburn, and John Kroll to the Economic Development Committee for terms ending June 30, 2019**
- G. Approval of the Appointment of Eric Russell, Eric Henline, Matthew Fougerat and Wade King to the Parks & Recreation Commission for terms ending June 30, 2020**
- H. Approval of the Appointment of Marianne Simmons and Kyle Koen to the Farmers Market Association Board for terms expiring June 30, 2020**
- I. Approval of the Appointment of Erik Burgeson, Nicole Francois, and James Martin to the Transportation Committee for terms expiring June 30, 2020**

A motion was made by Council Member Kroll to approve Consent Agenda Items A – I, with the exception of the July 2, 2018 Special Meeting Minutes as they were not attached for review. Council Member King seconded the motion which carried unanimously 5 to 0.

Due to an agenda error, City Council directed staff to bring the Regular Meeting Minutes of July 12, 2018 and the Special Meeting Minutes of July 2, 2018 for consideration at the August 14, 2018 Regular City Council Meeting.

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

*Discussion and Possible Action on Zoning, Conditional Use Permits, Subdivision, Site Development, Signage, Variances, Special Exceptions, Waivers and other matters:*

**A. Sign Variance Request to Allow a Subdivision Entrance Sign for the Cottages at Belterra Village to be located in street right-of-way**

1. *Presentation – no presentation given*

2. *Staff Report*

Michelle Fischer presented the staff report which is on file. Staff recommends approval with the following recommendations:

- 1) The owner of the sign shall be responsible for altering or relocation the sign if required by utility, roadway, or landscaping maintenance or improvements; and
- 2) If the sign is damaged, the owner shall repair or remove it within sixty (60) days.

3. *Planning & Zoning Commission Report*

Chair James: Commission recommended approval 5 to 0 with staff recommendations

4. *Public Hearing*

No one spoke during the Public Hearing.

5. *Variance Request*

A motion was made by Mayor Pro Tem Foulds to approve a Sign Variance Request to Allow a Subdivision Entrance Sign for the Cottages at Belterra Village to be located in street right-of-way with staff recommendations. Council Member Kroll seconded the motion which carried unanimously 5 to 0.

**B. Sign Variance Request to Allow an Additional Sign for Texas Regional Bank, located in Planned Development District #2, 333 East Highway 290**

1. *Presentation – no presentation given*

2. *Staff Report*

Michelle Fisher presented the staff report which is on file. Staff recommends approval of the item.

3. *Planning & Zoning Commission Report*

Chair James: Commission recommended approval 5 to 0

#### 4. *Public Hearing*

No one spoke during the Public Hearing.

#### 5. *Variance*

A motion was made by Council Member Kroll to approve a Sign Variance Request to Allow an Additional Sign for Texas Regional Bank, located in Planned Development District #2, 333 East Highway 290. Council Member Manassian seconded the motion which carried 4 to 1, with Council Member Crow opposed.

### **C. CUP2018-0003: A Conditional Use Permit for Shaved Ice Cones Mobile Food Vendor, Located at 299 Mercer Street, Dripping Springs, Texas Zoned CS-Commercial Services with Historic Overlay, and Further Described as: Original Town of Dripping Springs, Block 6, Lot 1-2-3, 0.3444 Acre. Applicant, Angie Bigham**

#### 1. *Presentation – no presentation given*

#### 2. *Staff Report*

Anjali Naini presented the staff report which is on file. Staff recommends approval of the item with recommendations as outlined in the draft permit included in the City Council agenda packet:

- 1) Owner must obtain applicable health permits;
- 2) If business is closer for more than five (5) consecutive days, the trailer must be relocated;
- 3) Business may not be open between the hours of 11:00 p.m. and 6:00 a.m.;
- 4) Speakers and amplified sound is prohibited;
- 5) Business must comply with the City's Outdoor Lighting Ordinance and Sign Ordinance;
- 6) Business shall comply with all applicable City Ordinances regarding zoning and development standards;
- 7) Business must obtain special event permit if they wish to participate in special events; and
- 8) Permit automatically renews for successive two (2) years periods unless there is any objection raised by the City Administrator based on a history of poor code compliance, or a revision to the Comprehensive Plan that renders the CUP incompatible.

#### 3. *Planning & Zoning Commission Report*

Chair James: Commission recommended approval 4 to 1, with Commissioner McIntosh abstaining

#### 4. *Public Hearing*

No one spoke during the Public Hearing.

## 5. Conditional Use Permit

A motion was made by Council Member King to approve CUP2018-0003: A Conditional Use Permit for Shaved Ice Cones Mobile Food Vendor, located at 299 Mercer Street, Dripping Springs, Texas Zoned CS-Commercial Services with Historic Overlay, and Further Described as: Original Town of Dripping Springs, Block 6, Lot 1-2-3, 0.3444 Acre with staff recommendations. Council Member Crow seconded the motion which carried unanimously 5 to 0.

Without objection from the City Council, Mayor Purcell considered Business Item D out of order.

## X. BUSINESS

*Consideration and Possible Action On:*

### D. Co-Sponsorship Request from Empty Bowls Project for an Event at Dripping Springs Ranch Park on November 4, 2018

Lynne Dickinson presented the staff report which is on file. Staff recommends approval with the recommendation that rentals fees be reduced from \$1750.00 to a minimum of \$625.00 which would cover the costs associated with staff time, electricity, water, and supplies.

June Baumel spoke regarding the item.

A motion was made by Mayor Pro Tem Foulds to approve the Co-Sponsorship Request from Empty Bowls Project for an Event at Dripping Springs Ranch Park on November 4, 2018 with the condition that the agreement be edited to include the correct dates of the event, and that all fees for the event are waived. Council Member Kroll seconded the motion which carried unanimously 5 to 0.

## IX. SUBDIVISION/SITE DEVELOPMENT/ ZONING/SIGNAGE/CONDITIONAL USE PERMITS/VARIANCES/WAIVERS/SPECIAL EXCEPTIONS

*Discussion and Possible Action on Zoning, Conditional Use Permits, Subdivision, Site Development, Signage, Variances, Special Exceptions, Waivers and other matters:*

### D. SD2018-0013: A Site Development Permit with Variance Requests for Driftwood Ph. 1 Golf Course Located in the Extraterritorial Jurisdiction of Dripping Springs, Texas Approximately One Mile Southeast of the Intersection of RR 1826 and FM 967, and Further Described as: Tract 1-522.25 Acres and Tract 2-0.1793 Acres out of the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas. The Application Includes Variance Requests to Drainage Area Criteria; Water Quality Buffer Zone; and Cuts and Fills. Applicant, Ronee Gilbert, Murfee Engineering

#### 1. Presentation

Dan Bosse with Driftwood 522, LLC gave a presentation on the item which is on file.

#### 2. Staff Report

Chad Gilpin presented the staff report. Staff recommends approval with the following recommendations:

- 1) The applicant shall provide a tree mitigation plan for the Golf Course Grading Plan consistent with the tree mitigation plan currently being negotiated for the Development Agreement; and
- 2) Approval of the Site Development Permit shall be contingent on final approval of the applicant's Utility Service Agreement for water and wastewater.

### *3. Public Hearing*

The following individuals spoke in opposition to the item during the Public Hearing:

- Terry Tull – citing water runoff quality, tree mitigation, buffers and the use of pesticides
- Ester Snider – citing water runoff quality and changes in water flow

### *4. Planning & Zoning Commission Report*

Chair James: Commission recommended approval of Variances and Site Development Permit with staff recommendations, 5 to 0. During the public hearing the Commission heard concerns regarding setbacks, traffic, tree mitigation and water quality. The Commission also requested the applicant to meet with neighbors regarding the project.

### *4. Variance for Cuts & Fills*

A motion was made by Mayor Pro Tem Foulds to approve the Variance for Cut and Fills with the condition that only the storage pond is permitted a 25-foot cut. Council Member Crow seconded the motion which carried unanimously 5 to 0.

### *5. Variance for Water Quality Buffer Zone Limit*

A motion was made by Council Member Kroll to approve the Variance for Water Quality Buffer Zone (WQBZ) to reroute an approximately 150-foot section of existing unclassified water way channel that is within the WQBZ with staff recommendations. Council Member King seconded the motion which carried unanimously 5 to 0.

### *6. Variance for Development in Water Quality Buffer Zone*

A motion was made by Mayor Pro Tem Foulds to approve the Variance for development in the WQBZ for golf course fairway crossings and fringe with staff recommendations. Council Member Kroll seconds the motion which carried unanimously 5 to 0.

### *7. Site Development*

A motion was made by Council Member Kroll to approve SD2018-0013: A Site Development Permit for Driftwood Ph. 1 Golf Course Located in the Extraterritorial Jurisdiction of Dripping Springs, Texas Approximately One Mile Southeast of the Intersection of RR 1826 and FM 967, and Further Described as: Tract 1-522.25 Acres and Tract 2-0.1793 Acres out of the Freelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas, with staff recommendations and the condition that the variance granted for

cuts and fills be included with the site development plan. Mayor Pro Tem Foulds seconded the motion which carried unanimously 5 to 0.

Council Member Kroll recused himself from Items E and F and stepped down from the dais.

**E. ZA2018-0002: An Ordinance of the City of Dripping Springs, Texas Rezoning One Tract of Land at 100 Brookside Street, Dripping Springs, Texas, Further Described as North Forty, Section 2, Block C, Lot 28, from CS-Commercial Services and MH-Manufactured Housing to CS-Commercial Services. Applicant, Roberto Berrios**

*1. Presentation*

Applicant Robert Berrios presented the item.

*2. Staff Report*

Anjali Naini presented the staff report which is on file. Staff recommends approval of the item.

*3. Planning & Zoning Commission Report*

Chair James: Commission recommended approve 4 to 1 with Chair James opposed

*4. Public Hearing*

Josh Storm, David Garza and Theron Tuttle spoke in favor of the item during the Public Hearing.

*5. Ordinance*

A motion was made by Council Member King to approve ZA2018-0002: An Ordinance of the City of Dripping Springs, Texas Rezoning One Tract of Land at 100 Brookside Street, Dripping Springs, Texas, Further Described as North Forty, Section 2, Block C, Lot 28, from CS-Commercial Services and MH-Manufactured Housing to CS-Commercial Services. Mayor Pro Tem Foulds seconded the motion which carried 3 to 1 to 1, with Council Member Manassian opposed and Council Member Kroll recused.

**Filed as Ordinance No. 2018-17**

**F. CUP2018-0002: Conditional Use Permit for Hill Country Arts, a Proposed Tattoo and Piercing Studio Located at 100 Brookside Street, Dripping Springs, Texas and Zoned CS-Commercial Services and MH-Manufactured Housing and Further Described as: North Forty, Block C, Lot 28 Applicant, Roberto Berrios**

*1. Presentation*

Applicant Robert Berrios presented the item.

*2. Staff Report*



Anjali Naini presented the staff report which is on file. Staff recommends approval with the following recommendations:

- 1) Business owner must obtain all applicable piercing and tattoo licenses from the Texas Department of State Health Service's;
- 2) Business owner must obtain the appropriate bio-waste removal plan in accordance with State laws, and plan must be submitted to the City;
- 3) Hours of operation are Sunday through Thursday 10:00 am – 10:00 p.m., and Friday through Saturday 10:00 a.m. – 11:00 p.m.;
- 4) Speakers and amplified sound are prohibited;
- 5) Outdoor lighting and signage shall comply the City's Code of Ordinances;
- 6) Existing grandfathered sign must be brought into compliance;
- 7) Business owner shall comply with all other applicable zoning and development standards;
- 8) The City Administrator may revoke CUP for failure to comply with municipal regulations and conditions placed on use;
- 9) All applicable State licenses for the operation of a tattoo and piercing studio must be provided to the City; and
- 10) CUP automatically renews for successive two (2) years periods unless an objection is raised by the City Administrator for a history of poor code compliance or a revision to the Comprehensive Plan that renders the CUP incompatible.

### *3. Planning & Zoning Commission Report*

Chair James: Commission recommended approve with staff recommendations 4 to 1, with Chair James opposed

### *4. Public Hearing*

Josh Storm, Rick Miller, Theron Tuttle, Daryl Beloski, Rebecca Cochran and Cathy Cadena spoke in favor of the item during the Public Hearing.

### *5. Conditional Use Permit*

A motion was made by Council Member King to approve CUP2018-0002: Conditional Use Permit for Hill Country Arts, a Proposed Tattoo and Piercing Studio Located at 100 Brookside Street, Dripping Springs, Texas and Zoned CS-Commercial Services and MH-Manufactured Housing and Further Described as: North Forty, Block C, Lot 28. Council Member Manassian seconded the motion which carried 4 to 1, with Council Member Kroll recused.

Council Member Kroll returned to the dais for the remainder of the agenda.

- G. DA2017-0001: Scott Ranch (aka Big Sky) Development Agreement including Parkland Dedication, Offsite Road & Trail Agreement, and Variances: A Proposed Development Agreement for a Tract of Land Totaling Approximately 200.4 Acres out of the Philip A. Smith League, Survey No. 26, Abstract No. 515, Hays County, Texas, north of the Cannon Tract and Bordered to the West by Founders Memorial Park.**

*1. Presentation*

John Doucet, P.E., Executive Vice President of Doucet & Associates, Peter Verdicchio, Principal of SEC Planning, LLC, and Elliot Jones, Director of Land Management with Meritage Homes gave a presentation which is on file.

*2. Staff Report*

Laura Mueller presented the staff report which is on file. Staff recommends approval of the item.

*3. Planning & Zoning Commission Report*

Chair James: Commission recommended approval 5 to 0. There was some opposition to the item; however, staff worked with the developer and stakeholders extensively to work through issues.

*4. Public Hearing*

No one spoke during the Public Hearing.

*5. Parkland Dedication*

A motion was made by Council Member Kroll to approve the Parkland Dedication Agreement. Council Member King seconded the motion which carried unanimously 5 to 0.

*6. Offsite Road & Trail Agreement*

A motion was made by Council Member Kroll to approve the Offsite Road & Trail Agreement. Council Member King seconded the motion which carried unanimously 5 to 0.

*7. Variances*

A motion was made by Council Member Kroll to approve the Variances associated with the Development Agreement. Council Member King seconded the motion which carried unanimously 5 to 0.

*8. Development Agreement*

A motion was made by Council Member Kroll to approve DA2017-0001: Scott Ranch (aka Big Sky) Development Agreement including Parkland Dedication, Offsite Road & Trail Agreement, and Variances: A Proposed Development Agreement for a Tract of Land Totaling Approximately 200.4 Acres out of the Philip A. Smith League, Survey No. 26, Abstract No. 515, Hays County, Texas, north of the Cannon Tract and Bordered to the West by Founders Memorial Park. Council Member King seconded the motion which carried unanimously 5 to 0.

**H. SD2018-0015: Site Development Permit for Ledgestone Senior Living Ph. 3, Located at 13152 Four Star Blvd, Austin, TX 78737 and Further Described as: Bush Ranch Phase 3 Section 1, Block A, Lot 2, 15.678 Acres. Applicant, David Ferrette, Staudt Surveying**

*1. Presentation – no presentation was given*

*2. Staff Report*

Chad Gilpin presented the staff report. Staff recommends approval of the item.

*3. Planning & Zoning Commission Report*

Chair James: Commission recommended approval 5 to 0

*4. Public Hearing*

No one spoke during the Public Hearing.

*5. Site Development*

A motion was made by Mayor Pro Tem Foulds to approve SD2018-0015: Site Development Permit for Ledgestone Senior Living Ph. 3, Located at 13152 Four Star Blvd, Austin, TX 78737 and Further Described as: Bush Ranch Phase 3 Section 1, Block A, Lot 2, 15.678 Acres. Council Member King seconded the motion which carried unanimously 5 to 0.

**I. SUB2018-0019: A Final Plat for Ledgestone Commercial (aka Bush Ranch), Phase 4, Section 1, a 12.4 Acre Tract located on the North Side of Hwy 290 and South of Rocky Ridge Trail between Ledgestone Dr. and Four Star Blvd. Applicant, Felix Manka**

*1. Presentation – no presentation was given*

*2. Staff Report*

Anjali Naini presented the staff report which is on file. Staff recommends approval of the item.

*3. Planning & Zoning Commission Report*

Chair James: Commission recommended approval 5 to 0

*4. Public Hearing*

No one spoke during the Public Hearing.

*5. Subdivision*

A motion was made by Mayor Pro Tem Foulds to approve SUB2018-0019: A Final Plat for Ledgestone Commercial (aka Bush Ranch), Phase 4, Section 1, a 12.4 Acre Tract located on the North Side of Hwy 290 and South of Rocky Ridge Trail between Ledgestone Dr. and Four Star Blvd. Council Member Kroll seconded the motion which carried unanimously 5 to 0.

**J. SD2018-0023: A Site Development Permit for Ledgestone Commercial, Located on the North Side of Hwy 290 West and South of Rocky Ridge Trail between Ledgestone Dr. and Four Star Blvd., further Described as Lot 1, Block A, Bush Ranch Phase 4, Section 1, and Including a Variance Request from the 6-foot Cut and Fill Limits Granted in the 1st Amendment to the Consent Agreement (Executed September 14, 2010 to the Consent Agreement Executed July 25, 2002) to Allow Cuts up to 13-feet and Fills up to 23-feet Applicant, Felix Manka**

*1. Presentation*

Felix Manka, P.E. with CMA Engineering, Inc. was available for questions from the City Council.

*2. Staff Report*

Chad Gilpin presented the staff report which is on file. Staff recommends approval of the item.

*3. Planning & Zoning Commission Report*

Chair James: Commission recommended approval of the Site Development Permit and Variances 5 to 0.

*4. Public Hearing*

No one spoke during the Public Hearing.

*5. Variance for Cut & Fills*

A motion was made by Mayor Pro Tem Foulds to a Variance Request from the 6-foot Cut and Fill Limits Granted in the 1st Amendment to the Consent Agreement (Executed September 14, 2010 to the Consent Agreement Executed July 25, 2002) to Allow Cuts up to 13-feet and Fills up to 23-feet. Council Member Crow seconded the motion which carried unanimously 5 to 0.

*6. Site Development*

A motion was made by Mayor Pro Tem Foulds to approve SD2018-0023: A Site Development Permit for Ledgestone Commercial, located on the North Side of Hwy 290 West and South of Rocky Ridge Trail between Ledgestone Dr. and Four Star Blvd., further Described as Lot 1, Block A, Bush Ranch Phase 4, Section 1. Council Member Manassian seconded the motion which carried unanimously 5 to 0.

## **X. BUSINESS**

### *Consideration and Possible Action On:*

#### **A. Tax Increment Reinvestment Zone - Old Fitzhugh Road Concept Plan**

- 1. Presentation – no presentation was given*
- 2. Staff/Consultant Report – no staff report was presented*
- 3. Public Hearing*

No one spoke during the Public Hearing.
- 4. Concept Plan*

A motion was made by Mayor Pro Tem Foulds to postpone the item to the next Regular Meeting of the City Council to be held on August 14, 2018. Council Member Kroll seconded the motion which carried unanimously 5 to 0.

#### **B. Erosion and Drainage Issues in Hidden Springs Subdivision**

Ginger Faught presented the staff report. Ground Exchange was the only contractor that submitted a bid for the project. Staff recommends approval of the item.

A motion was made by Mayor Pro Tem Foulds to approve and accept the submitted bid from Ground Exchange, and to authorize City Administration to draft and execute the Construction Contract for the project. Council Member King seconded the motion which carried 3 to 1 to 1, with Council Member Crow opposed and Council Member Kroll abstaining.

#### **C. Change Order No. 1 to the Construction Contract between the City of Dripping Springs and Ground Exchange, LLC for the Harrison Hills Trails Improvements Project**

Michelle Fischer/Lynne Dickinson presented the staff report. Staff recommends approval of the item.

A motion was made by Mayor Pro Tem Foulds to approve Change Order No. 1 to the Construction Contract between the City of Dripping Springs and Ground Exchange, LLC for the Harrison Hills Trails Improvements Project. Council Member Kroll seconded the motion which carried unanimously 5 to 0.

#### **D. Co-Sponsorship Request from Empty Bowls Project for an Event at Dripping Springs Ranch Park on November 4, 2018**

This item was heard earlier in the agenda.

#### **E. Discussion of creation of a separate Board of Adjustment and Board of Adjustment membership and procedure.**

Laura Mueller presented the item.

City Council directed staff to draft an amendment to the ordinance to include the appointment of two alternate members to serve on the Board of Adjustment. Staff will bring the draft ordinance to City Council for consideration at a later date.

**XI. REPORTS OF AGENCIES, COMMISSIONS AND STAFF**

- A. Parks and Community Services Monthly Report
- B. Dripping Springs Ranch Park Monthly Report
- C. Transportation Committee Monthly Report

**XIII. ANNOUNCEMENTS**

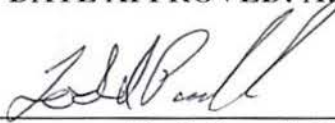
- A. August 14, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting
- B. August 21, 2018 - Regular City Council Meeting, 6:00 PM
- C. September 11, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

**XIV. ADJOURN**

A motion was made by Mayor Pro Tem Foulds to adjourn the meeting. Council Member Crow seconded the motion, which carried unanimously 5 to 0.

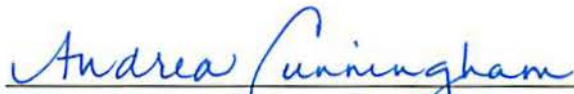
This regular meeting adjourned at 9:08 p.m.

**DATE APPROVED: August 14, 2018**



\_\_\_\_\_  
Todd Purcell, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Andrea Cunningham, City Secretary