

**City of Dripping Springs
City Council**

**Special Meeting Agenda
Tuesday, July 14, 2009
5:30 p.m.**

511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL

Mayor & City Council Members

Mayor Todd Purcell

Council Member Santos Alba

Council Member Joe Volpe

Mayor Pro Tem Bill Foulds

Council Member Doug Phillip

Council Member H.A. "Spider" Williams

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Development Coordinator Jon Thompson

City Secretary Jo Ann Touchstone

City Attorney Alan Bojorquez

Special Counsel Susan Zachos

II. WORKSHOP

No Action to be Taken on:

- A. Leal Vineyard – Site Plan, Phase 1, 2100 Creek Road, *Frank Leal, Owner*
- B. Memory Lane Event Center – Site Development, *KC Memory Lane, Mike Morgan, Owner*
- C. Request for 30 Day Extension of Final Plat Approval in accordance with Section 5.9, Returns to City, of the City of Dripping Springs Subdivision Ordinance for Dripping Springs Ranch, Phase 2, Tr 4, Fawn Meadow Drive and Cattle Trail Drive, *Gene Williams, Owner*
- D. Request for 30 Day Extension of Final Plat Approval in accordance with Section 5.9, Returns to City, of the City of Dripping Springs Subdivision Ordinance for Rancho Bella, Fawn Meadow Drive and Cattle Trail Drive, *Gene Williams, Owner*
- E. Request for 30 Day Extension of Final Plat Approval in accordance with Section 5.9, Returns to City, of the City of Dripping Springs Subdivision Ordinance for Ray Moore Subdivision, Lot 2, 13701 Fitzhugh Road (Paul's Valley Drive at Fitzhugh Road), *William Maas, Owner*
- F. Public Hearing on Annexation for inclusion of the following property into the City of Dripping Springs Corporate City Limits:
 - 10.01 +/- Acres of Land out of the William Walker Survey No. 130, being all of lots 18, 19, 10 & 24 of Sunset Canyon II-C, a subdivision in Hays County, Texas (*Timothy Decker, Owner*)
- G. Ordinance No. 1220.45 – Ordinance of the City of Dripping Springs Changing the Zoning Classification of the following property located in the

City of Dripping Springs City Limits, Hays County, Texas: Garnett Subdivision, Lots 1 & 2, from SF-1 – Single Family Residential – to GUI – Government/ Utility/ Institution (*Dripping Springs United Methodist Church, 28708 Ranch Road 12, Chuck Lemmond, Board of Trustees Chairman*)

H. Poundhouse Hills, Section 2, Lot 2, Block C – Replat, *Stephen Smith, Owner*

I. Mountain Oaks Subdivision, Lot 9 – Replat, *Shirley Ann Combs, Owner*

J. Highpointe Subdivision, Phase 5, Section 1 – Final Plat

K. Founders Memorial Park Parking Lot Site Plan, *480 Founders Park Road*

L. Highpointe Subdivision Master Signage Plan – Sign Variance Request, *BHM Highpointe, Ltd., Tim Sawtelle*

M. Belterra Commercial Development Agreement between the City of Dripping Springs and MAK Foster Ranch, L.P concerning 106.35 acres of land out of the William S. Holton Survey No. 57, the Alec Mc Gown Survey No. 699, the John Sellars Survey No.3, and the E.B. Hargraves Survey No.4, Hays County, Texas, and being a 101.35 acre portion of that certain 603.58 acre tract of land as conveyed to CPH Foster Ranch, L.P. by special warranty deed recorded in Volume 1763, Page 304, of the official public records of Hays County, Texas, said CPH Foster Ranch, L.P. now known as Mak Foster Ranch, L. P. according to that certain affidavit of name change recorded in Volume 1988, Page 701 of the official public records of Hays County, Texas, together with all of Lot 1, Block C, Belterra Phase Two, Section 5B, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Page 186, of the plat records of Hays County, Texas

1. Development Coordinator's Report

2. Variances/Waivers/Alternative Standards

- a. Site Development Ordinance--Allowable Cut & Fill, Clearing, Rough-cutting , and Demolition
- b. Subdivision Ordinance--Sidewalks
- c. Technical Construction Standards& Specifications Manual and Water Quality Protection Ordinance--Impervious Cover
- d. Zoning Ordinance--Gross Floor Area of Non-residential Structures
- e. Lighting Ordinance--Alternative Standards
- f. Technical Construction Standards & Specifications Manual--Traffic Calming Measures
- g. Sign Ordinance--Maximum Number of Real Estate Signs Permitted Per Lot
- h. Landscaping Ordinance--Alternative Standards
- i. Exterior Design & Architectural Standards Ordinance--Alternative Standards

N. Resolution No. 2009-25- A Resolution of the City of Dripping Springs Designating an Official Radio Station

O. Request from American Legion Post 290 for Amendment to Lease Agreement for Building Located at the Triangle, *Stanley Foster, Commander Elect, American Legion Post 290*

P. Request from American Legion Post 290 for City's Approval of Application for Certificate of Appropriateness for the Exterior Painting of the Building located at the Triangle, *Stanley Foster, Commander Elect, American Legion Post 290*

- Q. Lease Agreement Between the City of Dripping Springs and Grace Food Pantry for the Dear Hall Building
- R. Agreement between the City of Dripping Springs and Weigelt Enterprises, LLC for Rob Shelton Boulevard and Pond Landscaping and Irrigation Maintenance
- S. Ordinance No. 1460.13 – An Ordinance of the City of Dripping Establishing Traffic Controls within Harrison Ranch Park
- T. Ordinance No. 1100.35 – An Ordinance of the City of Dripping Springs Amending the 2009 Fiscal Year Budget
- U. Ordinance No. 1070.45 – An Ordinance of the City of Dripping Springs Amending the Fee Schedule
- V. Resolution No. 2009-26 – A Resolution of the City of Dripping Springs Creating a Comprehensive Plan Steering Committee
- W. Resolution No. 2009-27 – A Resolution of the City of Dripping Springs Releasing the Maintenance Bond for the Hidden Springs II Subdivision
- X. Bid Proposals for Playground Surfacing at Sports and Recreation Park
- Y. Update on Commercial Hall Tract Development Agreement between the City of Dripping Springs and Aus S.T. Kyle, Ltd, 17.5870 acres, situated in the George W. Lindsay Survey No. 138, Abstract No. 289, and the Edward W. Brown Survey No. 136, Abstract No. 44, both in Hays County Texas, Volume 2724, Page 103), *John Lloyd, Owner*
- Z. Update on Residential Hall Tract Development Agreement between the City of Dripping Springs and Aus S.T. Kyle, Ltd, 132.6017 acres, situated in the George W. Lindsay Survey No. 138, Abstract No. 289, the Edward W. Brown Survey No. 136, Abstract No. 44 and the Philip A. Smith Survey No. 26, Abstract No. 415, all in Hays County, Texas, Volume 2724, Page 103, *John Lloyd, Owner*
- AA. Letter of Agreement between the City of Dripping Springs and Aus S. T. Kyle, Ltd. (John Lloyd) for the acquisition of 2.07 acres out of the ABS 289, G. Lindsey Survey owned by Glen T. Goode and Anne T. Davison
- BB. Appointment of Mayor Pro Tem Term to Expire July 2011
- CC. South Regional Wastewater System Contracts 2, 3, and 4 for Wastewater Collection System, Wastewater Treatment Facilities, and Subsurface Drip Irrigation System, Including Contract, Change Orders, and Bond Issues
- DD. Resolution 2009-28: A Resolution of the City of Dripping Springs Accepting the Construction of the Wastewater Collection System from Key Enterprises, Inc. (Contract 2-Phase 2 Wastewater Collection System for the City of Dripping Springs South Regional Wastewater System)

III. 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).

- A. Consultation with City Attorney Regarding Commercial Lease Agreement for the Dear Hall Office Spaces Between the City of Dripping Springs and Grace Food Pantry, 551.071 (Consultation with Attorney)
- B. Consultation with City Attorney regarding options for obtaining and permitting subsurface wastewater drip irrigation lands for the disposal of wastewater treated under the authorization of Texas Pollutant Discharge Elimination System Permit No. WQ0014488001 at the City's South Regional Wastewater Treatment Facilities and Collection System (551.071: Consultation with Attorney and 551.072: Purchase, Exchange, Lease or Value of Real Property).
- C. Consultation with City Attorney about status and settlement offers in the matter of the City of Dripping Springs Proposed Water Quality Land Application Permit No. WQ0014488002 for the disposal of treated domestic wastewater at a daily average flow not to exceed 250,000 gallons per day via a public access subsurface drip irrigation system with a minimum area of 57.39 acres, located within the Scenic Greens development and approximately 4.4 miles west of Dripping Springs along U.S. Highway 290 in Hays County, Texas. (551.071: Consultation with Attorney).
- D. Consultation with City Attorney regarding South Regional Wastewater System Contracts for Wastewater Collection System, Including Contract, Change Orders, and Bond Issues (551.071: Consultation with Attorney)
- E. Consultation with City Attorney Regarding Letter of Agreement between the City of Dripping Springs and Aus S. T. Kyle, Ltd. (John Lloyd) for the acquisition of 2.07 acres out of the ABS 289, G. Lindsey Survey owned by Glen T. Goode and Anne T. Davison 551.072 (Deliberations about Real Property)

IV. ADJOURN

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 on the bulletin board at City of Dripping Springs City Hall and Dripping Springs Postal Service Building on the _____ of _____, 2009 at _____ o'clock __M. I further certify that the following News media was properly notified of this meeting as stated above:

Century News and News Dispatch.

Jo Ann Touchstone, City Secretary

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted.

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.