

**City of Dripping Springs  
City Council**

**Special Meeting Agenda  
Tuesday, May 12, 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. Ordinance No. 1803.60 - An Ordinance of the City of Dripping Spring Annexing the following properties into the City of Dripping Springs Corporate City Limits:

14.49 acres, more or less, out of the E.B. Hargraves Survey, Abstract No. 240, in Hays County, Texas (Centerlake Business Park); and

14.477 acres, more or less, out of the E.B. Hargraves Survey, Abstract No. 240, in Hays County, Texas (Innerstep Office Park)

64.72 Acres of Land out of the Thomas R. Jackson League Abstract No. 9 in Hays County, Texas (Charro Ranch Park)

1. Public Hearing
2. Ordinance No. 1803.60

- B. Ordinance No. 1803.61 - An Ordinance of the City of Dripping Spring Annexing the following properties into the City of Dripping Springs Corporate City Limits:

12.00 Acres out of the George W. Lindsey Survey No. 138, Abstract No. 289 Hays County, Texas (New Life Lutheran Church)

1. Public Hearing
2. Ordinance No. 1830.61

- C. Public Hearing on Annexation for inclusion of the following property into the City of Dripping Springs Corporate City Limits:

55.72 Acre Tract of Land Being a Portion of Lot 2, Block C, Poundhouse Hills, Section Two, *Stephen Smith, Owner, Morningstar Development, L.L.C.*

- D. Petition Requesting Annexation for inclusion of the following properties 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, 20 & 24 of Sunset Canyon II-C, a subdivision in Hays county, Texas, land conveyed by deed Vol. 3296, page 127 Real Property Records, Hays County, Texas (Best Western Site Plan previously approved for this property), *Timothy Decker, Owner/Trustee*
1. Presentation by Petitioner
  2. Public Hearing
  3. Acceptance of Petition
- E. Reconsideration of Sign Variance Requests – Springs Family YMCA, 27216 Ranch Road 12, *Kristi Paul, Executive Director*
1. Presentation
  2. Sign Administrator’s Report
  3. Public Hearing
  4. Variance Request to Section 9.2, Cumulative Sign Limitations, to Exceed Total Allowable Signable Area
  5. Variance Request to Section 8.2.14, Monument Signs, to Exceed Maximum Height Allowable
- F. Master Signage Plan & Sign Variance Requests to Allow Off Premise Directional Signs– Belterra, *Eric Willis, Director of Finance Operations, Makar Properties*
1. Presentation
  2. Sign Administrator’s Report
  3. Planning & Zoning Commission Report
  4. Public Hearing
  5. Sign B1 – Southbound Belterra Drive, Informational
  6. Sign B2 – Southbound Belterra Drive, Informational
  7. Sign B3 – Southbound Belterra Drive, Informational
  8. Sign B4 – Trinity Hills Drive, Directional
  9. Sign B7 – Eastbound Trinity Hills Drive, Directional
  10. Sign B8 – Southbound Belterra Drive, Directional
  11. Sign B9 – Westbound Trinity Hills Drive, Informational
  12. Sign B10 – Westbound Trinity Hills Drive, Informational
  13. Sign B13 – Southbound Belterra Drive, Directional
  14. Sign B14 – Northbound Belterra Drive, Directional
  15. Sign B15 – Southbound Belterra Drive, Directional
  16. Sign B16 – Southbound Estes Drive, Directional
  17. Sign B17 – Northbound Belterra Drive, Informational
  18. Sign B18 – Northbound Belterra Drive, Informational
  19. Sign B19 – Northbound Belterra Drive, Informational
  20. Sign B21 – Eastbound Trinity Hills Drive, Directional
- G. Report from City Engineer Rick Coneway Regarding HEB Site Plan and Stacking on Rob Shelton Boulevard
- H. Recommendation from Economic Development Committee regarding Parkland Dedication Ordinance
- I. Resolution No. 2009 -19: A Resolution of the City of Dripping Springs Consenting to the Creation of the Driftwood Municipal Management District
- J. Letter Agreement between the City of Dripping Springs and Ben and Shirley Sorrell regarding Wastewater Service for 507 Old Fitzhugh Road
- K. Agreement between the City of Dripping Springs and Ashley Seay to Lease a Portion of the Harrison Ranch Park House
- L. South Regional Wastewater System Contract with Key Enterprises, Inc. for

Wastewater Collection System, Including Contract, Change Orders, and Bond Issues

- M. Letter of Intent between Howard Land & Cattle, Ltd., a Texas limited partnership (Howard), and the City regarding the parties intent to transfer to the City certain real property rights to install subsurface wastewater drip irrigation for the disposal of treated domestic wastewater on property owned by Howard adjacent to the City's existing South Regional Wastewater Treatment Facilities located at 23127 RR 150, Dripping Springs, Texas 78620 and related utility service agreements.
- N. Utility Agreement for Wastewater Service Reservation and Impact Fees between the City and RPC Investments, Ltd., a Texas Limited Partnership amending the wastewater Reservation Deposit agreement between the City and RPC Investments, Ltd. for 300 LUEs and providing for the transfer of land to the City.

### 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 South Regional Wastewater System Contract with Key Enterprises, Inc. for Wastewater Collection System, Including Contract, Change Orders, and Bond Issues (551.071: Consultation with Attorney)
- B. Consultation with City Attorney regarding Letter of Intent between Howard Land & Cattle, Ltd., a Texas limited partnership (Howard), and the City regarding the parties intent to transfer to the City certain real property rights to install subsurface wastewater drip irrigation for the disposal of treated domestic wastewater on property owned by Howard adjacent to the City's existing South Regional Wastewater Treatment Facilities located at 23127 RR 150, Dripping Springs 78620 and related utility service agreements. (551.071: Consultation with Attorney)
- C. Consultation with City Attorney regarding "Utility Agreement for Wastewater Service Reservation and Impact Fees between the City and RPC Investments, Ltd., a Texas Limited Partnership" amending the wastewater Reservation Deposit agreement between the City and RPC Investments, Ltd. for 300 LUEs and providing for the transfer of land to the City (551.071 : Consultation with Attorney and 551.072: Deliberations about Real Property).
- D. Consultation with City Attorney regarding deliberations about real property acquisition for improvements and extension of Roger Hanks Parkway (551.072: Deliberations about Real Property)

### IV. ANNOUNCEMENTS

- A. Regular City Council Meeting, May 19, 2009
- B. Regular Parks & Recreation Meeting, May 18, 2009
- C. Regular Planning & Zoning Commission Meeting, May 27, 2009
- D. Regular Historic Preservation Commission Meeting, June 2, 2009
- E. Regular Founders Day Commission Meeting, TBD

### V. 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.*

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*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.*