



City of Dripping Springs
City Council & Board of Adjustment Workshop & Regular Meeting
Tuesday, January 08, 2019 at 5:30 PM
City Hall Council Chambers
511 Mercer Street - Dripping Springs, TX 78620

I. CALL TO ORDER AND ROLL CALL

Mayor/City Council/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

Board of Adjustment Alternate Charles Busbey

Board of Adjustment Alternate Joe Volpe

City Staff/Appointed Officials/Consultants:

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Secretary Andrea Cunningham

City Treasurer Gina Gillis

Planning Director Jason Lutz

City Engineer Chad Gilpin

Parks & Community Services Director Mariana Espinoza

Dripping Springs Ranch Park Manager Lynne Dickinson

Communications Coordinator Bonnie Gonzalez

Assistant City Attorney Laura Mueller

Legal Consultant David Tuckfield

Planning & Zoning Commission Chair Mim James

II. WORKSHOP

No action will be taken during the Workshop.

III. RECESS

IV. RECONVENE AT 6:30 P.M.

V. PLEDGE OF ALLEGIANCE

VI. PROCLAMATIONS & PRESENTATIONS

No action to be taken on proclamations and presentations. The City Council may choose to discuss and take public comment on these items as necessary.

- A. Recognition of the Mayor and City Council's Pledge in Support of the City of Dripping Springs' Participation in the 2019 It's Time Texas Community Health and Fitness Challenge**
Sponsor: Mayor Purcell
- B. Recognition of Emily Long, Founders Memorial Park Pool Head Life Guard, as the Texas Recreation and Park Society Central Region, Part Time Employee of the Year**
Sponsor: Council Member King

VII. PRESENTATION OF CITIZENS

The floor is open for Citizens wishing to speak on items that are not on the posted agenda or do not have a public hearing, and speakers are encouraged to sign in prior to speaking. Citizens wishing to speak shall do so after being recognized by the Mayor. Speakers are allowed two (2) minutes to speak, which the Mayor or City Council may extend. By law no action may be taken during Presentations of Citizens.

VIII. CONSENT AGENDA

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 November 13, 2018 Workshop and Regular meeting Minutes of the City Council & Board of Adjustment**
- B. Approval of a Co-Sponsorship Agreement Between the City of Dripping Springs and Dripping Springs Youth Sports Association Volleyball to Place a Registration Banner at The Triangle During July 2019**
Sponsor: Council Member King
- C. Approval of the Appointment of the 2019 It's Time Texas Mayor's Health and Fitness Council**
Sponsor: Mayor Purcell
- D. Approval of a Co-Sponsorship Agreement between the Texas Hill Country Barrel Racing Association and The City of Dripping Springs to Hold Weekly Barrel Exhibitions and Two Barrel Races Per Year at Dripping Springs Ranch Park**
Sponsor: Council Member King
- E. Approval of the City Treasurers Report for December 2018**

IX. BOARD OF ADJUSTMENT

The Board of Adjustment will consider items related to appeals of administrative land use determinations, requests for variances and special exceptions related to land use projects, and other items as provided for in the Dripping Springs Code of Ordinances.

- A. Discuss and consider approval of VAR2018-0010, a Variance Request for required Water Quality Buffer Zones (WBQZ) to reduce the size of the WQBZ, and regarding the Cobb Ranch Estates Subdivision Preliminary Plat application (SUB2018-0023) for property located at 1840 Reunion Ranch Blvd (Legal Description: 1906 acres out of the Seaborn J. Whatley Survey)
Applicant: Jon Thompson**
 - 1. Presentation
 - 2. Staff Report (Chad Gilpin)
 - 3. Planning & Zoning Commission Report
 - 4. Public Hearing
 - 5. VAR2018-0010: Variance Request Cobb Ranch Estates WQBZ Reduction

X. BUSINESS

- A. Discuss and consider approval of SUB2018-0023, a preliminary plat application establishing a 5 lot subdivision, including a variance request for required water quality buffer zones (WQBZ) for the Cobb Ranch Estates Subdivision, approximately 19 acres located at 1840 Reunion Ranch Blvd (Legal Description: 1906 acres out of the Seaborn J. Whatley Survey).
Applicant: Jon Thompson**
 - 1. Presentation
 - 2. Staff Report (Chad Gilpin)
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing
 - 5. SUB2018-0023 Preliminary Plat
- B. Discuss and consider approval of SUB2018-0046, a replat to combine lots 13A and 14A into a newly created lot 13B, located at 1347 Trebled Waters Trail, Dripping Springs, Texas (Legal Description: Howard Ranch Subdivision, Sec. 2, Lots 13A and 14A, totaling 10.7344 acres, Hays County, TX).
Applicant: Jon Thompson**
 - 1. Presentation
 - 2. Staff Report (Chad Gilpin)
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing
 - 5. SUB2018-0046 Replat
- C. Discuss and consider approval of SUB2018-0059, a revised preliminary plat for Headwaters Commercial Phase 1B, Hays CAD R151518 (Legal Description: A0475 - William Walker Jr Survey, ACRES 39.712).
Applicant Brian Roby**
 - 1. Presentation
 - 2. Staff Report (Chad Gilpin)
 - 3. Planning and Zoning Commission Report
 - 4. Public Hearing

5. SUB2018-0059 Revised Preliminary Plat

- D. Discuss and consider approval of a Request for a One-Year Extension of Construction Plans regarding the Esperanza Subdivision, approximately 107.8 acres out of the B.F. Hanna Survey No. 28, Abstract No. 222 in Hays County, Texas, located at 4900 Bell Springs Road.**

Applicant: Erin Needham

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning & Zoning Report
4. Extension of Construction Plans

- E. Discuss and consider approval of DA2018-0001 (Driftwood 522), a proposed Development Agreement for approximately 522.636 acres of land located in the City's extraterritorial jurisdiction (ETJ) located southeast of the intersection of FM 1826 and FM 967, and west of Brangus Road (legal description: Tract 1-522.25 Acres and Tract 2-0.1793 Acre out of the Frelove Woody Survey No. 23, Abstract No. 20, Hays County, Texas).**

Applicant Don Bosse

The proposed development will consist of residential areas, parkland and open space. The proposed Development Agreement includes several provisions, including but not limited to the following: provision of housing; provision of utilities; parkland dedication; environmental protection standards; density and impervious cover limitations and standards; hilltop preservation; outdoor lighting; and architectural standards. The proposed project includes, but is not limited to the following proposed variances/alternative standards: water quality performance standards and development; minimum lot sizes; sidewalks; maximum cuts and fills; residential block lengths and cul-de-sac lengths; maximum impervious cover; minimum lot frontage; and street cross-sections in regards to fire access.

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Variance/Alternative Standards Requests
6. DA2018-0001 Development Agreement

- F. Discuss and consider approval of a Retail Water & Wastewater Services Agreement between the City of Dripping Springs; Driftwood Conservation District, Driftwood DLC Austin I, LLC, Driftwood Austin II, LLC, M. Scott Roberts; Driftwood Equities, LTD, Maile Development Company, Inc, and Driftwood 552, LLC, and regarding the construction and installation of water and wastewater improvements**

Sponsor: Mayor Pro Tem Foulds

- G. Discuss and consider approval of a Reclaimed Water Agreement between the City of Dripping Springs. Driftwood Conservation District and Driftwood Austin, LLC and regarding the use of reclaimed water for the Driftwood Development**

Sponsor: Mayor Pro Tem Foulds

- H. **Discuss and consider approval of an Ordinance Replacing Chapter 26 of the Dripping Springs Code of Ordinances; Amending Allowed Signs, Policies, and Procedures for Signs in the City Limits and the Extraterritorial Jurisdiction.**
 - 1. Staff Report (Laura Mueller)
 - 2. Planning and Zoning Commission Report
 - 3. Public Hearing
 - 4. Chapter 26 Ordinance

- I. **Discuss and consider approval of a Contract Instructor Agreement between the City of Dripping Springs and Aging is Cool's Amy Temperley for Classes at Dripping Springs Ranch Park**
Sponsor: Council Member King

- J. **Discuss and Consider approval of a Resolution of the City of Dripping Springs adopting the Dripping Springs Ranch Park Facilities Rental Policy and Rental Agreement**

- K. **Discuss and consider approval of an Ordinance amending the Dripping Springs Ranch Park Fee Schedule**

- L. **Discuss and consider approval of a Professional Services Agreement between the City of Dripping Springs and Carroll HR Solutions, LLC for Human Resource consultant and direct services**

- M. **Discuss and consider approval of an Ordinance amending the current 2019 Fiscal Year Budget including the following: 1) Dripping Springs Ranch Park transfer of \$10,000 from General Fund to the Improvement Line for Dripping Springs Ranch Park Improvements; 2) Dripping Springs Ranch Park movement of \$45,000 from Panel Storage project to add a \$49,918 expenditure for Paving Stall Floors; 3) Dripping Springs Ranch Park funding for construction of Enclosed Storage at Dripping Springs Ranch Park; 4) Addition of \$23,095 to Transportation Improvement Projects; and 5) Transfer of \$10,000 from the Personnel Budget to the Professional Services line item for Human Resources Services.**
 - 1. Staff Report
 - 2. Public Hearing
 - 3. Ordinance

- N. **Discuss and consider approval of an Ordinance establishing a Place System for electing Council Members; providing for the assigning of place numbers to each Council Member's office; providing for filing an application for specific place on the ballot; providing for the ballot to show each office of Council Member as a separate office designated by a place numbers; and providing an effective date**
Sponsor: Council Member Kroll

- O. **Discuss and consider approval of a Lease Agreement between the City of Dripping Springs and Employee regarding the Ranch Park House for a term of One Year.**
Sponsor: Mayor Purcell

XI. REPORTS

Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request.

- A. Parks and Community Services Department Annual Report**
- B. Planning Department Projects List**

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 legal issues in regards to the Dripping Springs Ranch House Lease and Employee Contracts (551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease or Value of Real Property)**
- B. Consultation with City Attorney regarding property located in the City of Austin's Extraterritorial Jurisdiction**
Consultation with City Attorney, 551.071
- C. Consultation with City Attorney regarding legal issues related to election options for the City Council**
Consultation with City Attorney, 551.071
- D. Consultation with City Attorney regarding legal issues related to Water and Wastewater for the Driftwood Development**
Consultation with City Attorney, 551.071

XIII. UPCOMING MEETINGS

- A. City Council & Board of Adjustment Regular Meetings:**
 - January 15, 2019 - 6:00 p.m. Regular Meeting**
 - January 17, 2019 - 4:00 p.m. Transportation Master Plan Public Open House**
 - February 12, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting**
 - February 19, 2019 - 6:00 p.m. Regular Meeting**
- B. December/January Board & Commission Meetings:**
 - January 9, 2019 - 4:00 p.m. Historic Preservation Commission**
 - January 14, 2019 - 6:30 p.m. Founders Day Commission**
 - January 17, 2019 - 10:00 a.m. Farmers Market Association Board**
 - January 17, 2019 - 5:00 p.m. Emergency Management Commission**
 - January 22, 2019 - 6:30 p.m. Planning & Zoning Commission**
 - February 4, 2019 - 4:00 p.m. TIRZ No 1 No. 2 Board**
 - February 4, 2019 - 6:00 p.m. Parks & Recreation Commission**

XIV. ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on January 4, 2019 at 6:30 p.m.



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.

