



City of Dripping Springs
City Council & Board of Adjustment Workshop & Regular Meeting
Tuesday, June 11, 2019 at 6:00 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

City Staff/Appointed Officials/Consultants:

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Secretary Andrea Cunningham

II. WORKSHOP

No action will be taken during the Workshop.

- A. **Discussion regarding the regulation of Noise in the City.**
Sponsor: Mayor Purcell
- B. **Discussion regarding the regulation of Fireworks in the City.**
Sponsor: Mayor Purcell
- C. **Discussion regarding the regulation of Outdoor Burning in the City.**
Sponsor: Mayor Purcell

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. Presentation of a Proclamation proclaiming June 2019 as "Farmers Market Month" in the City of Dripping Springs, Texas in celebration of Dripping Springs Farmers Market 10 Year Anniversary**
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 May 14, 2019 and May 21, 2019 City Council meeting minutes.**
- B. Approval of Authorization for the Mayor Pro Tem to cast the City of Dripping Springs' ballot for the Election of the Pedernales Electric Cooperative Board of Directors District No. 4.**
- C. Approval of a Resolution Directing the Publication of Notice of Intention to Issue City of Dripping Springs, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2019 and Other Matters Related Thereto.**
Sponsor: Mayor Pro Tem Foulds
- D. Approval of the Amendment of the Title for the Emergency Planning Coordinator to Emergency Management Coordinator.**
Sponsor: Mayor Purcell
- E. Approval of form of the Small Barn Horse Boarding Rental Agreement, and an Ordinance Amending Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances, Amending the Dripping Springs Ranch Park Fee Schedule for Barn Stall Rental Fee; providing for the following: findings of fact; enactment; repealer; severability; codification; effective date; and proper notice and meeting.**
Sponsor: Mayor Purcell
- F. Approval of the Appointment of Teresa Strube, Claudia Oney, Sara Gates, Gouri Johannsen to the Farmers Market Association Board for terms ending June 30, 2021, and the Appointment of Gouri Johannsen as the Chairperson of the Farmers Market Association Board for a term ending June 30, 2021.**

G. Approval of the City Treasurers Report for May 2019.

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. Public hearing, discussion, and consideration regarding VAR2019-0003: to consider a special exception request for the rear and side setbacks found in the City of Dripping Springs Code of Ordinances, Chapter 30, Exhibit A Zoning Ordinance, Section 3 Zoning Districts, 3.3 Single-Family Residential District – Low Density (SF-1), 3.3.4 Area Regulations for the property located at 1007 Pin Oak St, Dripping Springs TX 78620 (Legal Description: OAK SPRINGS, Lot 36, ACRES 2, Hays County, TX).

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning & Zoning Commission Report
4. Public Hearing
5. Variance

X. BUSINESS

A. Public hearing, discussion, and consideration regarding SUB2019-0022: Driftwood 967 Phase 1 Lot 1 Plat Vacation; Approximately 489.206 acres located at 10450 FM 967 N Side Buda, TX 78610 (Legal Description: ABS 18 & 20 S J WHATLEY & FREELOVE WOODY SURVEYS MH-PFS377580/1 497.2035 AC (2.0 AC @ MKT FOR MH) (8.00 AC @ MKT), Hays County, TX).

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning Zoning Commission Report
4. Public Hearing
5. Plat Vacation

B. Public hearing, discussion, and consideration of approval regarding SUB2019-0020: Driftwood Golf and Ranch Club Preliminary Plat for Driftwood Golf and Ranch Club Subdivision; Approximately 490.61 acres located at 10450 FM 967 N Side Buda, TX 78610 (Legal Description: ABS 18 & 20 S J WHATLEY & FREELOVE WOODY SURVEYS MHPFS377580/1 497.2035 AC (2.0 AC @ MKT FOR MH) (8.00 AC @ MKT), Hays County, TX).

Applicant: Ken Martin

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning & Zoning Commission Report
4. Public Hearing
5. Preliminary Plat

C. Public hearing, discussion and consideration of approval regarding SUB2019-0001: Murphy's Meadows Preliminary Plat for Murphy's Meadows Subdivision;

approximately 10.01 acres located on Trautwein Road and in the City of Dripping Springs Extraterritorial Jurisdiction (Legal Description: ABS 70 John Barton Survey 10.00 AC).

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning & Zoning Commission Report
4. Public Hearing
5. Preliminary Plat (Applicant requests tabling item)

- D. Public hearing, discussion and consideration of approval regarding a Zoning Amendment Ordinance related to ZA2019-0002: to consider a requested zoning change from Single-Family Residential District – Low Density (SF-1) to Multiple – Family Residential District (MF) for the property located at 26700 Ranch Rd 12, Dripping Springs, Texas (Legal Description: ABS 415 9-3106-01-15 Philip A Smith Survey 10.00 AC MH- AKA Western Woods, Hays County, TX).**

Applicant: Jon Thompson

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning & Zoning Commission Report
4. Public Hearing
5. Zoning Amendment (Applicant requests tabling the item)

- E. Public hearing, discussion and consideration of approval regarding a Zoning Text Amendment related to ZA2019-0006: to consider a proposed zoning text amendment to the City’s Land Use Chart, found in Appendix E of the City’s adopted zoning code, to allow the land use of “Two-Family Dwelling (Duplex)” to be permitted by right in the Manufactured Housing (MH) zoning district, described in Section 3.18 of Exhibit A of the Zoning Ordinance within the City Code of Ordinances.**

Sponsor: City Staff (Jason Lutz)

1. Presentation
2. Staff Report (Jason Lutz)
3. Planning & Zoning Commission Report
4. Public Hearing
5. Zoning Amendment Ordinance

- F. Public hearing, discussion and consideration of approval regarding a Zoning Amendment Ordinance related to ZA2019-0005: to consider a requested zoning change to remove a portion of a conditional overlay for the area located at the corner of East US Hwy 290 and Sawyer Ranch Rd, Dripping Springs, Texas 78620, also identified as the location of “QuikTrip”. This area is currently zoned General Retail (GR) with a conditional overlay applied in August 2007 by Ordinance No. 1220.020, also known as “Conditional Overlay: Shops at Highpointe,” governing the approximately 10 acres at this location (Legal Description: Approximately 10.0 acres of land, Tract A, Sawyer Springs Subdivision, recorded in Volume 12, Page 240, Plat Records, Hays County, Texas). The applicant is requesting that this conditional**

overlay be removed from their 3 acre portion of the property (Legal Description: A 3.151 acre tract of land, situated in the City of Dripping Springs, out of the E.B. Hargraves Survey No. 4, Abstract 240, Hays County, Texas, and being a portion of a 9.730 acre tract of land as conveyed to QuikTrip Corporation in Instrument No. 18008144 of the Official Public Records of Hays County, Texas).

Applicant: JD Dudley

1. Presentation
2. Staff Report
3. Planning & Zoning Commission Report
4. Public Hearing
5. Zoning Amendment Ordinance

- G. Discuss and consider approval of Co-Sponsorship Application and Agreement between the Dripping Springs Visitors Bureau, The Isaac Family, and The City of Dripping Springs for the Fire In The Sky Event to be held July 4, 2019 at Dripping Springs Ranch Park.**
Sponsor: Mayor Todd Purcell
- H. Discuss and consider approval of a Co-Sponsorship Agreement between The City of Dripping Springs and the Dripping Springs Visitors Bureau for the Vintage Triumph Register Event to be held Wednesday, October 9, 2019 on Mercer Street from North Bluff Street to North San Marcos Street.**
Sponsor: Council Member King
- I. Discuss and consider approval of an Additional Funds Request by the Hays County Master Naturalists for the construction of a Bird Blind at Dripping Springs Ranch Park and Event Center.**
- J. Discuss and consider approval of an Ordinance amending the City of Dripping Springs Code of Ordinances Section 2.04.064 Parks and Recreation Commission Members; providing for the following: findings of fact, amendment, repealer; severability; codification; effective date; and proper notice and meeting.**
Sponsor: Council Member King
- K. Discuss and consider approval of the Appointment of four (4) individuals to the Parks & Recreation Commission for terms ending June 30, 2021.**
- L. Discuss and consider approval of the Appointment of six (6) individuals to the Founders Day Commission for terms ending June 30, 2021.**
- M. Discuss and consider approval of the Appointment of four (4) individuals to the Planning & Zoning Commission for terms ending June 30, 2021, and the appointment of a Chair to serve a term of one year.**
- N. Discuss and consider approval of the Appointment of Emilie Kopp, Jean Reimers and Ashley Bobel to the Historic Preservation Commission for terms ending June 30, 2021; and the Appointment of Melissa Starr to the Historic Preservation Commission for a term ending June 20, 2020.**

- O. **Discuss and consider approval of the Mayoral Assignment of City Council Members to Areas of Oversight.**
- P. **Discuss and consider approval of the Guidelines and Application regarding to the City of Dripping Springs Hotel Occupancy Tax Grant Funding Program for Fiscal Year 2020.**
- Q. **Discuss and consider approval of an Amendment to the Professional Services Agreement between the City of Dripping Springs and CMA Engineering and regarding Updates to the Wastewater Capital Improvement Plan (CIP).**
- R. **Discuss and consider approval of a Wastewater Agreement between the City of Dripping Springs and William T. Crow for property located at 198 Creek Road, Dripping Springs, TX 78620.**
Sponsor: Mayor Pro Tem Foulds
- S. **Discuss and consider approval of a Time Extension Amendment related to the TIRZ Interlocal Agreement between the City of Dripping Springs, Tax Increment Reinvestment Zones No. 1 and No. 2, Dripping Springs Independent School District and the Dripping Springs Community Library District.**
- T. **Discuss and consider approval of the First Amendment to the Second Amended and Restated Wastewater Utility Agreement between the City of Dripping Springs and Forestar (USA) Real Estate Group, Inc. for Wastewater Service to the Arrowhead Subdivision.**

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 Monthly Report**
Mariana Espinoza
- B. **Maintenance and Facilities Report**
Craig Rice
- C. **Transportation Committee Report**
Erik Burgeson, Chair

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 on legislation before the Texas Legislature pursuant to the City of Dripping Springs 2019 Legislative Program.**
Consultation with City Attorney, 551.071
- B. **Consultation with City Attorney regarding legal issues related to the Transportation Plan and transportation options.**
Consultation with City Attorney, 551.071
- C. **Consultation with City Attorney regarding the Mark Black Wedding Venue located in the City's Extraterritorial Jurisdiction.**
Consultation with City Attorney, 551.071
- D. **Consultation with City Attorney regarding the Original Petition filed on May 30, 2019 by Save Our Springs Alliance, Inc. in Travis County District Court seeking judicial review of the Texas Commission on Environmental Quality Order approving the application of the City of Dripping Springs for Texas Pollutant Discharge Elimination System Permit No. WQ0014488003.**
Consultation with City Attorney, 551.071
- E. **Deliberation of Real Property and Consultation with City Attorney regarding legal issues related to Stephenson Building Lease.**
Consultation with City Attorney, 551.071; and Purchase, Exchange, Lease or Value of Real Property, 551.072
- F. **Consultation with City Attorney regarding legal issues related to QuickTrip.**
Consultation with City Attorney, 551.071
- G. **Consultation with City Attorney regarding legal issues related to Emergency Repairs.**
Consultation with City Attorney, 551.071
- H. **Consultation with City Attorney regarding legal issues related to Headwaters Bond Funding Authorization.**
Consultation with City Attorney, 551.071
- I. **Consultation with City Attorney regarding legal issues related to the Agreement between the City of Dripping Springs and Dripping Springs Water Supply Corporation for Water Systems Operations.**
Consultation with City Attorney, 551.071
- J. **Consultation with City Attorney regard legal questions, and Deliberation regarding the purchase, exchange, lease, or value of real property related to the Tax Increment Reinvestment Zones.**
Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072
- K. **Deliberation of Real Property transaction and consultation with City Attorney regarding property located in Headwaters at Barton Creek.**
Consultation with Attorney, 551.71; Deliberation of Real Property, 551.072

- L. **Deliberation of Personnel Matters related to potential employment of a paid intern for the Planning Department.**
Personnel Matters, 551.074

XIII. UPCOMING MEETINGS

- A. **City Council Meetings:**
August 13, 2019 - 6:00 p.m. Workshop / 6:30 p.m. Regular Meeting
August 20, 2019 - 6:00 p.m.
September 10, 2019 - 6:00 p.m. Workshop / 6:30 p.m. Regular Meeting
- B. **Board, Commission and Committee Meetings:**
June 12, 2019 - Utility Commission at 4:00 p.m.
June 20, 2019 - Farmers Market Association Board at 10:00 a.m.
June 20, 2019 - Emergency Management Commission at 5:00 p.m.
June 24, 2019 - Transportation Committee at 3:30 p.m.
June 25, 2019 - Planning & Zoning Commission at 6:30 p.m.
June 26, 2019 - Economic Development Committee at 4:00 p.m.
July 1, 2109 - Parks & Recreation Commission at 6:00 p.m.
July 3, 2019 - Historic Preservation Commission at 4:00 p.m.
July 8, 2109 - TIRZ No. 1 & No. 2 Board at 4:00 p.m.
July 9, 2019 - Founders Day Commission at 6:30 p.m.

XIV. ADJOURN

XV. TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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.cityofdrippingpsrings.com, on June 7, 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.

