



City of Dripping Springs
City Council & Board of Adjustment Workshop & Regular Meeting
Tuesday, July 09, 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

City Treasurer Gina Gillis

Planning Director Jason Lutz

City Engineer Chad Gilpin

Building Official/Utilities Coordinator Sarah Cole

Code Enforcement Officer/Construction Inspector Aaron Reed

Parks & Community Services Director Mariana Espinoza

DSRP Manager Lynne Dickinson

Communications Coordinator Bonnie Gonzalez

Assistant City Attorney Laura Mueller

Planning & Zoning Chair Mim James

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. Proclamation recognizing the Hays County Naturalists Chapter's 20th Anniversary.**
- B. Proclamation proclaiming July 2019 as "Parks and Recreation Month" in Dripping Springs, Texas.**
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, May 21, 2019 and June 11, 2019 City Council meeting minutes.**
- B. Approval of the City Treasurer's Report for June 2019.**
- C. Approval of an Ordinance Amending Chapter 1 General Provisions, Section 1.02.045 City Council Boards and Commissions.**
Sponsor: Mayor Purcell
- D. Approval of the Mayoral Appointment of Council Member Travis Crow to the Transportation Committee and Council Member John Kroll to the Economic Development Committee.**
Sponsor: Mayor Purcell
- E. Approval of the assignment and transfer of all rights, title and interests of Driftwood 552, LLC, a Texas limited liability company, to Driftwood 25-ACA, LP, a Texas**

limited partnership, in relation to the Retail Water and Wastewater Services Agreement between the City of Dripping Springs and Driftwood Conservation District, Driftwood DLC Austin I, LLC, Driftwood DLC Austin II, LLC, M. Scott Roberts, Driftwood Equities, Ltd., Maile Development Company, Inc. and Driftwood 522, LLC, and dated January 8, 2019.

- F. Approval of Proposed Parkland Dedication for the San Luis Spirits Site Development Application located at 5330 Bell Springs Road, Dripping Springs, TX 78620.**
- G. Approval of a Street Closure Permit for Vintage Triumph Register Concourse Car Show to be held October 9, 2019 on Mercer Street from North Bluff Street to North San Marcos Street.**
Sponsor: Wade King
- H. Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and the 21st Annual Empty Bowls Project to be held Sunday, November 3, 2019 at Dripping Springs Ranch Park and Event Center**
Council: Mayor Pro Tem Bill Foulds
- I. Approval of an Ordinance Amending Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances; Amending the Dripping Springs Fee Schedule Section 7: Residential Building Code; Providing for the following: findings of fact; enactment; repealer; severability; publication; effective date; and proper notice and meeting.**
Sponsor: Mayor Pro Tem Foulds
- J. Approval of an Amendment No. 1 to the Inspection Services Agreement between the City of Dripping Springs and Bureau Veritas.**
Sponsor: Mayor Pro Tem Foulds

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, consideration, and recommendation regarding VAR2019-0007: to consider a variance request to allow a HUD-Code Manufactured Home on the property for a limited time of 210 days allowed by Dripping Springs Code of Ordinances Manufactured Housing, Mobile Homes and Recreational Vehicles: Article 24.04; Variances: Sec. 24.04.006 for the property known as Headwaters and for the property located along Headwaters Boulevard Dripping Springs, TX 78620 and described as: Lot 4, Block B of the Final Plat of Headwaters Commercial Phase 1B, Document #19005560, 166.801 acres, Hays County.**
Applicant: Blake Rue
 - 1. Presentation
 - 2. Staff Report
 - 3. Planning & Zoning Commission Report
 - 4. Public Hearing

5. Variance

X. BUSINESS

- A. Discuss and consider approval of an Ordinance of the City of Dripping Springs Enacting Appendix H of the City of Dripping Springs Code of Ordinances; Establishing Regulations for a Master Sign Plan for the Dripping Springs Medical Village; Providing for the Following: Rules; Standards; Procedures; and Findings of Fact; Codification; Repealer; Severability; proper Notice and Meeting; Enforcement Including Criminal Penalties Including Criminal Fines Not to Exceed \$500.00 and Civil Fines of Up to \$100.00.**
Applicant: Matt Park, Building Image Group, Inc.
1. Presentation
 2. Staff Report
 3. Planning & Zoning Commission Report
 5. Public Hearing
 5. Master Sign Plan Ordinance
- B. 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. - Application Withdrawn By City Staff**
Sponsor: City Staff (Jason Lutz)
1. Presentation
 2. Staff Report (Jason Lutz)
 3. Planning & Zoning Commission Report
 4. Public Hearing
 5. Zoning Amendment Ordinance
- C. Public hearing, consideration, and recommendation regarding a Zoning Ordinance Amendment related to ZA2019-0004: to consider a requested zoning change from Two-Family Residential - Duplex (SF-4) to the Local Retail District (LR) for the property located at 28707 Ranch Rd 12, Dripping Springs, Texas 78620 (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 1.50, Hays County, TX).**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report
 3. Planning & Zoning Commission Report
 4. Public Hearing
 5. Zoning Ordinance Amendment
- D. Public hearing, consideration, and recommendation regarding CUP2019-0006: Application for Conditional Use Permit to allow for the onsite sale and consumption**

of alcohol at the property located at 330 Mercer Street, Dripping Springs, TX 78620 (Legal Description: W T CHAPMAN #1, BLOCK 1, LOT 1-2 & 10, ACRES 0.3644 and W T CHAPMAN #1 LOTS 6-7-8-9 BLK 1 GEO#90403754).

Applicant: Jerome Bollom

1. Presentation
2. Staff Report
3. Planning & Zoning Commission Report
4. Public Hearing
5. Conditional Use Permit

- E. Public hearing, consideration, and recommendation regarding CUP2019-0007: Application for Conditional Use Permit to allow for the onsite sale and consumption of alcohol at the property located at 101 Creek Road, Dripping Springs, TX 78620 (Legal Description: ABS 415 PHILIP A SMITH SURVEY 1.741 AC GEO#9041322).**
Applicant: Jon Thompson

1. Presentation
2. Staff Report
3. Planning & Zoning Commission Report
4. Public Hearing
5. Conditional Use Permit

- F. Public hearing, consideration, and recommendation regarding VAR2019-0004: to consider a variance application for property located at 490 Gatlin Creek Road, Dripping Springs, TX 78620 and described as ABS 519 & 745 W BUTLER & J M MADING SURVEY 7.36 AC GEO#90401493 allowing a subdivision of the property resulting in a 1.90 acre tract, which is smaller than the minimum lot size requirements of Chapter 28, Exhibit A, Section 14.6 of the City of Dripping Springs Code of Ordinances. Withdrawn by Applicant.**
Applicant: Gerald Willis

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

- G. Public hearing, consideration, and recommendation regarding VAR2019-0005: to consider a variance request application for property located at 14155 W Hwy 290 Dripping Springs, TX 78620 and described as A0240 E B HARGRAVES SURVEY, ACRES 28.993 allowing for cut/fill areas on the site plan to exceed the standard 6-foot maximum allowed by Section 28.04.019 of the City of Dripping Springs Code of Ordinances.**
Applicant: Connor Overby, P.E.

1. Presentation
2. Staff Report
3. Planning & Zoning Commission Report

4. Public Hearing
5. Variance

H. Public hearing, consideration, and recommendation regarding VAR2019-0006: to consider a variance request for Landscaping requirements for the property located at 249 Sportsplex Dr., Dripping Springs, TX 78620 (Legal Description: 1.293 Acres in the JWLP FAMILY Survey, Lot 6, Hays County).

Applicant: Britt Alexius

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

I. Public hearing, consideration, and recommendation regarding VAR2019-0008: to consider a variance request to allow for the sale of alcohol that is within the 300' required buffer from the school district boundary line (see Dripping Springs Code of Ordinances: Article 6.04: Alcoholic Beverages; Sec. 6.04.002: Proximity to schools, churches, and hospitals) for the property located at 660 W US Highway 290, Dripping Springs TX 78620 (Legal Description: Lot 1, Hamburger Hill Subdivision Vol. 6, Pg. 206, 1.14 acres Hays County).

Applicant: Penny Henderson

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

J. Discuss and consider approval of a scope of services, fee schedule and basic form of a Professional Services Agreement between the City of Dripping Springs and HDR Engineering, Inc. for Engineering Services regarding the TxDOT CSJ 0914-33-079 Sportsplex Drive TASA Sidewalk Project subject to concurrence of legal counsel and TxDOT and authorizing the Mayor or designee to sign.

Sponsor Mayor Pro Tem Foulds

K. Public hearing, discussion and consideration of approval of a Resolution Amending the City-Wide Trail Plan to add Proposed Trails on Rob Shelton Boulevard and Broken Lance Drive.

Sponsor:

1. Staff Report
2. Public Hearing
3. Resolution

L. Public hearing, discussion and consideration of approval of a Resolution Amending the Transportation Plan to add Proposed TxDOT TA/SRTS Pedestrian/Cyclist Pathway Routes.

1. Staff Report
2. Public Hearing
3. Resolution

- M. Public hearing, discussion and consideration of approval of a Resolution Authorizing application for funding under the 2019 Texas Department of Transportation's Transportation Alternatives Program for the Dripping Springs Rob Shelton Boulevard Pedestrian Sidewalk Project from Sports Park Drive across US 290 to Founders Park Project (ID #: 0_AUS_DrippingSprings01_SRTS-TA) and City Local Match Commitment; and Authorizing the Mayor to Act as the City's Authorized Representative in all matters pertaining to the City's Participation.**

1. Staff Report
2. Public Hearing
3. Resolution

- N. Public hearing, discussion and consideration of approval of a Resolution Authorizing application for funding under the 2019 Texas Department of Transportation's Transportation Safe Routes to School Program for the Dripping Springs Middle School SRTS SUP/Sidewalk Project along US 290 from Dripping Springs High School to Dripping Springs Middle School (ID #: 0_AUS_DrippingSprings03_SRTS-TA_DrippingSprings MSSUP & Sidewalk); and Authorizing the Mayor to Act as the City's Authorized Representative in all matters pertaining to the City's Participation.**

1. Staff Report
2. Public Hearing
3. Resolution

- O. Discuss and consider approval of Employee Health Benefits from TML Health Benefits Pool.**

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. Economic Development Committee Report**
Kim Fernea, Chair
- B. Transportation Committee Report**
Erik Burgeson, Chair
- C. Maintenance & Facilities Report**
Craig Rice, Maintenance Director
- D. Parks and Community Services Department Monthly Report**
- E. Emergency Management Quarterly Report**
Roman Baligad, Emergency Management Coordinator

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 related to legislation before the Texas Legislature pursuant to the City of Dripping Springs 2019 Legislative Program.**
Consultation with Attorney, 551.071
- B. Consultation with City Attorney regarding legal issues related to the Transportation Plan and Transportation Options.**
Consultation with Attorney, 551.071
- C. Consultation with City Attorney regarding legal issues related to the Mark Black Wedding Venue located in the City's Extraterritorial Jurisdiction.**
Consultation with Attorney, 551.071
- D. Consultation with City Attorney regarding legal issues related to Headwaters Bond Funding Authorization.**
Consultation with Attorney, 551.071
- E. Deliberation of Real Property and Consultation with City Attorney regarding the purchase, exchange, lease, or value of real property related to property located in Headwaters at Barton Creek.**
Deliberation of Real Property, 551.072; Consultation with Attorney, 551.071
- F. Consultation with City Attorney regarding legal issues related to the Headwaters Development Agreement.**
Consultation with City Attorney, 551.071
- G. Consultation with City Attorney regarding legal issues related to the Cannon Development Agreement.**
Consultation with City Attorney, 551.071

XIII. UPCOMING MEETINGS

- A. City Council Meetings:**
 - July 16, 2019 - 6:00 p.m.
 - 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 & Committee Meetings

- July 10, 2019 - Utility Commission at 4:00 p.m.
- July 11, 2019 - Historic Preservation Commission at 4:00 p.m.
- July 16, 2019 - Emergency Management Commission at 12:00 p.m.
- July 18, 2019 - Farmers Market Association Board at 10:00 a.m.
- July 22, 2019 - Transportation Committee at 3:30 p.m.
- July 23, 2019 - Planning & Zoning Commission at 6:30 p.m.
- July 24, 2019 - Economic Development Committee at 4:00 p.m.
- August 5, 2019 - Parks & Recreation Commission at 6:00 p.m.
- August 8, 2019 - Historic Preservation Commission at 4:00 p.m.
- August 12, 2019 - TIRZ No. 1 & No. 2 Board at 4:00 p.m.
- August 12, 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 July 3, 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.

