



City of Dripping Springs
City Council & Board of Adjustment Workshop & Regular Meeting
Tuesday, January 14, 2020 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 Attorney Laura Mueller

City Treasurer Gina Gillis

City Secretary Andrea Cunningham

Building Official Sarah Cole

Planning Director Jason Lutz

Parks & Community Services Director Kelly Schmidt

DSRP Event Center Manager Lynne Dickinson

Communications Coordinator Lisa Sullivan

II. WORKSHOP

No action will be taken during the Workshop.

III. RECESS

IV. RECONVENE AT 6:30 P.M.

V. PLEDGE OF ALLEGIANCE

VI. PRESENTATION OF CITIZENS

A member of the public who desires to address the City Council regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the City Council's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during

each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the City Council. It is the request of the City Council that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

VII. 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 December 10, 2019 City Council Workshop & Regular Meeting Minutes and the December 17, 2019 City Council Regular Meeting Minutes.**
- B. Approval of the December 2019 City Treasurer Report.**
- C. Approval of Parkland Dedication requirements for the Forbes Tract Condominiums (Case # SD2019-0015), located at 14300 FM 1826.**
- D. Approval of Parkland Dedication requirements for Ghost Hill Ranch (Legal Description: 19.927 Acres out of the Charles Wilcox Survey No. 36, Abstract No. 498), located at the southeast intersection of Ranch Road 12 and Fitzhugh Road.**
- E. Approval of a proposal from Junior Girl Scout Troop 1398 for the construction and installation of a Bird House(s) to be located in Dripping Springs Ranch Park and/or Charro Ranch Park.**
- F. Approval of revisions to the Parks and Community Services Department Mission Statement.**

VIII. 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 and consideration of approval regarding VAR2019-0014: a Variance Request to consider variances to Chapter 30, Section 5.6. Parking Based on Use and 5.7.6 Rules for Computing Places, regarding how mixed use structures calculate required parking and required parking for the property located at 330 Mercer St, 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 Hays County, Texas).**

Applicant: Dean Erickson

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

IX. BUSINESS

- A. **Public hearing and consideration of approval regarding PDD2019-0001: An Ordinance regarding a proposed Planned Development District to allow General Retail & Multi-Family land uses, up to 4 stories, an excess of 40 feet in height, and reduced parking ratios for property located 27110 Ranch Road 12 (Terry's Mobile Home Park), Dripping Springs, TX (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 5.34, Hays County, TX) and a portion of property located at 230 Sport Park Road (Legal Description: A0415 PHILIP A SMITH SURVEY, ACRES 4.27, Hays County, TX).**

The Planning & Zoning Commission tabled the item "Until Further Notice" at the applicant's request.

Applicant: CRTX Development LLC (Phil Roesel)

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

- B. **Public hearing and consideration of approval regarding ZA2019-0010: a Zoning Ordinance Amending Chapter 30, Exhibit A, Section 3.16 and the Appendix E Zoning Use Regulations (Charts) to allow "Park Accessory Uses". Park Accessory Uses shall include, but not limited to, Community Centers, Senior Centers, Nature Centers, Dog Off Leash Areas, Parks & Community Services Admin Offices, Playgrounds, Camp sites, Hike and Bike trails, Observatory, Park Maintenance Workshop & Storage Facilities, Community Gardens, and other uses as approved by the City.**

Applicant: City Staff

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

- C. **Public hearing and consideration of approval regarding ZA2019-0011: an Ordinance Amending Article 6.04: Alcohol Sales of the Dripping Springs Code of Ordinances, Striking Section 6.04.002: Proximity to Schools, Churches, and Hospitals, and**

Amending Chapter 30: Zoning, Article 3.17: Conditional Use Permits to Create Section 3.17.18.

The Planning and Zoning Commission asked that the item be postponed and resubmitted to the Planning and Zoning Commission in February.

Applicant: City Staff

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

- D. Public hearing and consideration of approval of an Ordinance Amending Article 24.02 Technical Construction Codes and Standards; and providing for findings of fact, adoption and amendments, a repealer, severability, and enforcement; establishing an effective date; and proper notice and meeting.**

Sponsor: Mayor Purcell

1. Staff Report
2. Public Hearing
3. Ordinance

- E. Public hearing and consideration of approval of an Ordinance Amending Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances; Amending Section 2: Signs; Section 3: Site Development; Section 4: Subdivision; Section 9: Parks & Recreation; and Section 13: Miscellaneous; Providing for the Following: Findings of Fact; Enactment: Repealer; Severability; Publication; Effective Date: and Proper Notice and Meeting.**

1. Staff Report
2. Public Hearing
3. Ordinance

- F. Public hearing and consideration of approval of an Ordinance of the City of Dripping Springs, Texas amending the current 2020 Fiscal Year Budget; finding municipal purposes; authorizing expenditures; providing for a severability clause; and providing for an effective date.**

1. Staff Report
2. Public Hearing
3. Ordinance

- G. Discuss and consider approval of a Use Agreement between the City of Dripping Springs and Tiger Splash regarding Use of the Founders Memorial Park Pool.**

- H. Discuss and consider approval of a Request by the Dripping Springs High School Baseball Booster Club to waive the Temporary Street Closure Permit Application Fee of \$250 associated with the City's Approved Co-Sponsorship Agreement for the**

Dripping Springs High School Baseball Booster Club Washer Tournament.

- I. Discuss and consider of approval of the job descriptions, compensation, and benefits of Pool Manager, Life Guards and Camp Counselors, and authorization for the City Administrator and Parks & Community Services Director to hire for the positions.
Sponsor: Council Member King**
- J. Discuss and consider of approval of the revised job description, compensation, and benefits of the Events & Programs Specialist, the Dripping Springs Ranch Park Event Center Coordinator, and the Camp Director.**

X. REPORTS

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

- A. Parks & Community Services Monthly Report**

XI. 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 the Goode Easement.
Consultation with City Attorney, 551.071**
- B. Deliberation of Personnel Matters regarding the job descriptions, compensation, benefits, and employment of Life Guards, Camp Counselors, Camp Director, Events & Programs Specialist, and Dripping Springs Ranch Park Event Center Coordinator.
Deliberation of Personnel Matters, 551.074**
- C. Consultation with City Attorney regarding legal issues related to the South Regional Water Reclamation Expansion Project Easement Acquisition.
Consultation with City Attorney, 551.071**

XII. UPCOMING MEETINGS

- A. City Council & Board of Adjustment Meetings
January 21, 2020 at 6:00 p.m.
February 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)
February 18, 2020 at 6:00 p.m.**

B. Board, Commission & Committee Meetings

January 16, 2020 Farmers Market Association Board at 10:00 a.m.

January 21, 2020 Emergency Management Commission at 12:00 p.m.

January 22, 2020 Economic Development Committee at 4:00 p.m.

January 27, 2020 Transportation Committee at 3:30 p.m.

January 27, 2020 Founders Day Commission at 6:30 p.m.

January 28, 2020 Planning & Zoning Commission at 6:30 p.m.

XIII. ADJOURN

XIV. 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. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting.

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on January 10, 2020 at 5:15 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.

