



**City of Dripping Springs  
City Council & Board of Adjustment Workshop & Regular Meeting  
Tuesday, March 10, 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*

*Charles Busbey, Board of Adjustment Alternate Member*

*Joe Volpe, Board of Adjustment Alternate Member*

*City Staff/Appointed Officials/Consultants:*

*City Administrator Michelle Fischer*

*Deputy City Administrator Ginger Faught*

*City Attorney Laura Mueller*

*City Secretary Andrea Cunningham*

*City Treasurer Gina Gillis*

*Senior Planner Amanda Padilla*

*Parks & Community Services Director Kelly Schmidt*

*Dripping Springs Ranch Park Event Center Manager Lynne Dickinson*

**II. WORKSHOP**

*No action will be taken during the Workshop.*

**A. Presentation on Legislative changes to Budget Calendar and terms.**

**B. Presentation on TIRZ Town Center Project related to the feasibility and financing of the proposed Interlocal Agreement with the Dripping Springs Independent School District, Dripping Springs Community Library, and Hays County.**

**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 proclaiming March 21, 2020 as "Down Syndrome Association of Texas Day".**

Sponsor: Council Member King

## **VII. 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.*

## **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 February 11, 2020 City Council and Board of Adjustment Workshop and Regular Meeting Minutes and the February 18, 2020 City Council Workshop and Regular Meeting Minutes.**
- B. Approval of the February 2020 City Treasurer Report.**
- C. Approval of a Certificate of Unopposed Candidates and an Ordinance Cancelling the May 2, 2020 General Election and Declaring each Unopposed Candidate Elected to Office; providing for a severability clause and providing for effective date.**
- D. Approval of a Resolution Approving the 2020 Traffic Control, Safety and Security Plan for the Founders Day Festival to be held from Friday, April 24, 2020 through Sunday, April 26, 2020.**  
Sponsor: Council Member Crow
- E. Approval of the form of the Liability and Maintenance Agreement between the City of Dripping Springs and certain Mercer Street property owners and regarding parking**

**for the 2020 Founders Day Event to be held April 24 - 26, 2020 and authorization for staff to execute the agreement.**

Sponsor: Council Member Manassian

**F. Approval of the Job Description for Swim Aide and authorization for the City Administrator to hire as approved in the Parks & Community Services Budget.**

Sponsor: Council Member King

**G. Approval of a Partial Assignment of Wastewater Service and Fee Agreement between related to the Assignment of 9.961 acres from Jim Karhan to Steven and Kathleen Shubin.**

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 and consideration of approval regarding a Sign Variance Request for an additional wall sign for The Home Depot's Rental Center, located at 260 E. Highway 290, Dripping Springs, TX.**

Applicant: Rosalyn Holderfied, ID Associates, on behalf of The Home Depot

1. Presentation
2. Sign Administrator's Report
3. Planning & Zoning Commission Report
4. Public Hearing
5. Variance Request to Allow an Additional Wall Sign

**B. Public hearing and consideration of approval regarding VAR2020-0001: an Application for Special Exception to Chapter 30 Zoning, Exhibit A Zoning Ordinance, Section 5 Development Standards, Subsection B 5.10.1 Screening of Non-residential & Multiple-Family for property located at the southwest intersection of Hwy 290 and Bunker Ranch Rd., Dripping Springs, TX (Legal Description: Lot 1A & 1B, Phase 1, Block 2 of the Bunker Ranch Subdivision)**

Applicant: Mario Castillo, KBGE, a Part of Civil & Environmental Consultants, Inc

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

## **X. BUSINESS**

**A. Public Hearing and consideration of approval regarding ZA2019-0011: an Ordinance to Amend the City of Dripping Springs Code of Ordinances Chapter 6: Business Regulations, Article 6.04: Alcoholic Beverages, and Chapter 30: Zoning, Exhibit A:**

**Zoning Ordinance, Section 1.6: Definitions and Section 3.17: Conditional Use Permit (CUP).**

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

- B. Public Hearing regarding ZA2020-0002: Application for Zoning Amendment from Agricultural (AG) to Commercial Services (CS) for an approximately 8.546 acre tract of land situated in the Benjamin F. Hanna Survey, Abstract No. 222, Section No. 28, Hays County, Texas. The property is generally located north of U.S. Hwy 290, and west of Bell Springs Road. Applicant has requested postponement based on Planning and Zoning Commission direction.**

Applicant: Rusty Staudt

1. Staff Report
2. Public Hearing

- C. Public Hearing and consideration of approval regarding SD2020-0002: Application for a Site Development Permit for property located on Hwy 290, between Ledgestone Drive and Four Star Boulevard, Dripping Springs, TX 78620 (Legal Description: A0245 William S Holton Survey, Acres 3.07). The Site Development application is for a Firestone Service Center.**

Applicant: Felix Manka, P.E., CMA Engineering, INC

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

- D. Discuss and consider approval of a Resolution approving Employee Discount Policy for Discounts for Park Programs.**

Sponsor: Mayor Pro Tem Foulds

- E. Discuss and consider approval of plan for additional recreational vehicle (RV) hookups at the Dripping Springs Ranch Park.**

Sponsor: Council Member King

- F. Discuss and consider approval of an Agreement between the City of Dripping Springs and Varnell Electric for the installation of RV Slot Electrical Boxes and other electrical improvements at Dripping Springs Ranch Park.**

Sponsor: Council Member King

- G. Discuss and consider approval of a Resolution Authorizing the City Administrator to Negotiate an Amendment to the Mutual Maintenance Agreement with TXDOT to include Wayfinding Signs and other updates.**

Sponsor: Council Member Crow

- H. **Discuss and consider approval of a 2020 Budget Calendar.**
- I. **Discuss and consider approval of Selection of Bid regarding Ranch Park Dam Repairs & Improvements and authorization for the City Administrator to negotiate the agreement.**
- J. **Discuss and consider approval of a Ninety (90) Day Extension of the Solid Waste Franchise Agreement between the City of Dripping Springs and Progressive Waste Solutions of Tx, Inc. d/b/a/ WC of Texas regarding Solid Waste Services.**  
Sponsor: Mayor Pro Tem Foulds
- K. **Discuss and consider approval of an Interlocal Agreement, by and between the City of Dripping Springs, a general law city in Hays County, Texas; Dripping Springs Independent School District; Dripping Springs Community Library District; Hays County; and Tax Increment Reinvestment Zone #1 and Tax Increment Reinvestment Zone #2, Dripping Springs, Texas in connection with the development and construction of the Town Center Project.**  
Sponsor: Council Member Manassian
- L. **Discuss and consider approval of an Amendment to the Interlocal Agreement between the City of Dripping Springs and Hays County regarding Dripping Springs Tax Increment Reinvestment Zone Number One and Tax Increment Reinvestment Zone Number 2 and related approved documents.**  
Sponsor: Council Member Manassian

## **XI. 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**  
Parks & Community Services Director Kelly Schmidt
- B. **Maintenance & Facilities Monthly Report**  
Maintenance Director Craig Rice
- C. **Economic Development Committee Report**  
Committee Chair Kim Fernea
- D. **Transportation Committee Report**  
Committee Chair Erik Burgeson

## **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 matters related to City Council Membership and Vacancies.**  
Consultation with City Attorney, 551.071
- B. **Consultation with City Attorney regarding legal matters related to the TIRZ Town Center Project Interlocal Agreement and the Interlocal Agreement with Hays County.**  
Consultation with City Attorney, 551.071
- C. **Consultation with City Attorney regarding legal matters related to Signs on City Owned Property.**  
Consultation with City Attorney, 551.071
- D. **Consultation with City Attorney regarding legal matters related to Solid Waste Services.**  
Consultation with City Attorney, 551.071
- E. **Consultation with City Attorney regarding legal matters related to Sponsorships of City Parks and Use of Donated Funds.**  
Consultation with City Attorney, 551.071
- F. **Deliberation of Personnel Matters regarding Ranch Hand Joseph Schorp and related to employee compensation and benefits.**  
Deliberation of Personnel Matters, 551.074
- G. **Deliberation of Personnel Matters regarding Job Duties and Employment related to the Planning Intern.**  
Deliberation with Personnel Matters, 551.074

### **XIII. UPCOMING MEETINGS**

- A. **City Council & Board of Adjustment Meetings**  
March 17, 2020 at 6:00 p.m.  
April 14, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)  
April 21, 2020 at 6:00 p.m.
- B. **Board, Commission & Committee Meetings**  
March 11, 2020 Utility Commission at 4:00 p.m.  
March 17, 2020 Emergency Management Commission at 12:00 p.m.  
March 19, 2020 Farmers Market Association Board at 10:00 a.m.  
March 23, 2020 Transportation Committee at 3:30 p.m.  
March 23, 2020 Founders Day Commission at 6:30 p.m.  
March 24, 2020 Planning & Zoning Commission at 6:00 p.m.  
March 25, 2020 Economic Development Committee at 4:00 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. 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](http://www.cityofdrippingsprings.com), on March 6, 2020 at 4:45 p.m.*

*Andrea Cunningham*  
\_\_\_\_\_  
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.*

