

**City of Dripping Springs**  
**City Council & Board of Adjustment Meeting Agenda**  
**Tuesday, January 9, 2018 at 5:30 PM**  
**City Hall, 511 Mercer Street, Dripping Springs, Texas**

**I. CALL TO ORDER AND ROLL CALL - 5:30 p.m.**

Mayor & City Council Members/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

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Secretary Andrea Cunningham  
City Planner Megan Will  
Director of Public Works Kyle Dannhaus  
Parks & Community Services Director Mariana Espinoza  
Dripping Springs Ranch Park Manager Lynne Dickinson  
Communications Coordinator Bonnie Gonzalez  
City Engineer Chad Gilpin  
Assistant City Attorney Laura Mueller  
Consulting Land Planner Anjali Naini  
Planning and Zoning Commission Chair Mim James

**II. WORKSHOP**

*No action to be taken during workshop. Staff Reports regarding Consent, Site Developments, Subdivisions, Zoning, On Site Sewage Facilities, Signs, Variances, Waivers, Special Exceptions, Annexations, Alternate Standards, Business, and Other Agenda Items listed below.*

**A. Discussion regarding Resolution No. 2017-81: Adopting a Revolving Door Policy for the City of Dripping Springs**

*Sponsor: Mayor Pro Tem Foulds*

**III. RECESS**

**IV. RECONVENE AT 6:30 p.m.**

**V. PLEDGE OF ALLEGIANCE**

**VI. PRESENTATION OF CITIZENS**

*Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Mayor. The Mayor and City Council may establish a time limit as necessary.*

**A. It's Time Texas Community Challenge and City Council Pledge to promote health and wellness**

**VII. CONSENT ITEMS**

*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 Regular City Council Minutes of December 12, 2017, and December 19, 2017**
- B. Approval of City Treasurer's Report for November 2017**
- C. Approval of Assignment of Equipment Lease between AUC Group, LLC., and Forestar (USA) Real Estate Group, Inc., to the City of Dripping Springs for the delivery, installation, and lease of a Wastewater Treatment Plant to serve the Arrowhead Ranch Subdivision**
- D. Approval of Co-Sponsorship Agreement between the City of Dripping Springs and the Texas Hill Country Barrel Racing Association**
- E. Approval of a Letter Agreement between the City of Dripping Springs and the West Travis County Public Utility Agency regarding retail water service to Sunset Hills**
- F. Approval of a resolution of the City Council of the city of Dripping Springs, Texas, authorizing the submission of a nomination for funding for the Founders Park Road Safety and Connectivity Project in response to the Capital Area Metropolitan Planning Organization's 2019-2022 Project Call; and authorizing the Mayor to act as the City's Authorized Representative in all matters pertaining to the City's participation in the 2019-2022 Project Call**
- G. Approval of a Resolution of the City Council of the City of Dripping Springs, Texas, authorizing the submission of a nomination for funding for the Old Fitzhugh Road Gap Elimination and Connectivity Project in response to the Capital Area Metropolitan Planning Organization's 2019-2022 Project Call; and authorizing the Mayor to act as the City's Authorized Representative in all matters pertaining to the City's participation in the 2019-2022 Project Call**
- H. Professional Services Agreement between the City of Dripping Springs and Grant Development Services for Interim Administration Services for the Sports Plex Drive Project through the Transportation Alternatives Set Aside Program**

**VIII. SUBDIVISION/SITE DEVELOPMENT/ ZONING/SIGNAGE/CONDITIONAL USE PERMITS/VARIANCES/WAIVERS/SPECIAL EXCEPTIONS**

*Discussion and Possible Action on:*

- A. Sign Variance Request to allow Directional Signage to Exceed the Maximum Signable Area Allowed, Dripping Springs United Methodist Church, located at 28900 Ranch Road 12, Dripping Springs**  
*Applicant Representative, Randy Voorheis*
  - 1. Presentation
  - 2. Sign Administrator's Report
  - 3. Planning and Zoning Commission Report
  - 4. Public Hearing
  - 5. Variance Request to allow directional signage to exceed the maximum signable area allowed
- B. Variance Requests for Self-Storage Facility located at 27010 RR 12, Dripping**

**Springs, Texas 78620; A Request for a Variance to the Dripping Springs Code of Ordinances, Chapter 30 - Zoning, Exhibit A, Section 3.12.4(d) Gross Floor Area for Nonresidential structures to allow a 71,817 sq. ft. building where otherwise limited to 50,000 sq. ft.; and A Request for a Variance to the Dripping Springs Code of Ordinances, Chapter 30 - Zoning, Exhibit A, Section 5A, Subsection 5.8.2 Fire Lanes to allow a paved width of 20 ft. where a minimum width of 24 ft. is otherwise required**

*Application, Jon Thompson*

1. Presentation - Jon Thompson
2. Staff Report - Megan Will
3. Planning and Zoning Commission Report
4. Public Hearing
5. Variance Request to exceed maximum gross floor area allowed
6. Variance Request to allow a fire lane paved width of 20 feet where a minimum width of 24 feet is otherwise required

**C. ZA2017-0002: Zoning Amendment Ordinance No. 1220.152: An Ordinance of the City of Dripping Springs, Texas, Rezoning a Tract of Land Totaling 16.0118 Acres Located at 23000 W FM 150, Dripping Springs, Texas from Agriculture (AG) to Single-Family Residential, Moderate Density (SF-2), and Described as Follows: 16.0118 Acres out of the Thomas R. Jackson League, Abstract No. 9**

*Applicant, Dan Druck Charro Vista, LLC*

*Discussion item only, no action to be taken*

1. Presentation
2. Staff Report - Anjali Naini
3. Planning and Zoning Commission Report
4. Public Hearing
5. Ordinance No.1220.152

**D. SUB2017-0002: Charro Vista Subdivision. A Preliminary Plat for a 16.0091 Acre Property Located at 23000 W FM 150, Dripping Springs, Texas (Thomas R. Jackson League, Abstract No. 9)**

*Applicant, Dan Druck, Charro Vista, LLC*

*Discussion item only, no action to be taken*

1. Presentation
2. Staff Report - Anjali Naini
3. Parks & Recreation Commission Report - Brent Luck
4. Planning and Zoning Commission Report
5. Public Hearing
6. Parkland Dedication
7. Preliminary Plat

**E. Replat of Lot 9, Oakridge Park Section 5 at Kinnicnik, Establishing Lot 9A, A 15.83 acre lot at 9900 Darden Hill Road, Dripping Springs, TX**

*Applicant, Troy Moore, PE M3 Engineering, LLC*

1. Presentation - Troy Moore, P.E.
2. Staff Report - Chad Gilpin, P.E.
3. Planning and Zoning Commission Report
4. Public Hearing
5. Replat

**F. Site Development Permit for Darden Hill Storage, 9900 Darden Hill Road, Dripping Springs, TX**

*Applicant, Troy Moore, PE, M3 Engineering, LLC*

1. Presentation - Troy Moore, P.E.
2. Staff Report - Chad Gilpin, P.E.
3. Planning and Zoning Commission Report
4. Public Hearing
5. Site Development Permit

**IX. BUSINESS**

*Consideration and Possible Action On:*

- A. Acceptance of Bids for Grounds Maintenance on City Property and Parks.  
Approval of Agreement between City of Dripping Springs and Contractor for Grounds Maintenance for City Parks and City Hall, Street Right-of-Way, Detention Ponds, Wastewater Treatment Plant, and Lift Stations**
- B. Request for Reduction of Fees for Tinkergarten Park Usage for Dripping Springs Sports and Recreation Park**
- C. A Resolution approving the submittal of a Grant Application to the Capital Area Council of Governments for the purchase of a generator for use by the City of Dripping Springs Emergency Management Program**  
*Sponsor: Mayor Pro Tem Foulds*
- D. Acceptance of a Proposal for GIS Services from Morris P. Hebert, Inc. for City GIS Database Development and Integration; and authorization for City Administration to negotiate a Contract with Morris P. Herbert, Inc.**
- E. Revised Job Description for Farmers Market Manager and authorization for City Administrator to make job offer and hire Farmers Market Manager at hourly rate**  
*Sponsor: Council Member Wade King*
- F. Request for 90 day delayed payment of Building Permit and Parkland Dedication Fees for Anthem Apartments at Ledgestone**  
Stuart Shaw, Owner

**X. REPORTS OF AGENCIES, COMMISSIONS AND STAFF**

- A. Transportation Committee Monthly Report**
- B. Parks and Community Services Monthly Report**
- C. Dripping Springs Ranch Park Monthly Report**
- D. Farmers Market 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 the Proposed Settlement Agreement between the City of Dripping Springs, the City of Austin and other Parties regarding Texas Pollutant Discharge Elimination System Permit No. WQ001448803** (551.071 Consultation with City Attorney)
- B. **Consultation with City Attorney Regarding Allocation of Wastewater Capacities and Potential Alternatives and Options to Currently Planned Wastewater Discharge Permitting Plans, Including Potential Additional Area Needed to Meet Wastewater Service Needs** (551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease, or Value of Real Property)
- C. **Deliberation regarding the potential purchase of all or a portion of real property related to the Transportation Plan.** (551.072 Purchase, Exchange, Lease or Value of Real Property)

## XII. ANNOUNCEMENTS

- A. Regular City Council Meeting, January 16, 2018, 6:00 PM
- B. Regular City Council Meeting, February 13, 2018, 5:30 PM Workshop/6:30 PM Meeting
- C. Regular City Council Meeting, February 20, 2018, 6:00 PM

## XIII. ADJOURN

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. Notice is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted at City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com) on the 5th day of January 2018, at 4:00 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.*

