



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

*Parks & Community Services Director Mariana Espinoza*

*DSRP Manager Lynne Dickinson*

*Communications Coordinator Bonnie Gonzalez*

*Assistant City Attorney Laura Mueller*

*Planning & Zoning Commission Chair Mim James*

**II. WORKSHOP**

*No action will be taken during the Workshop.*

**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 the month of April 2019 as "Child Abuse Prevention and Awareness Month" in the City of Dripping Springs.**  
Sponsor: Council Member King
- B. **Proclamation proclaiming the month of April 2019 as "Sexual Assault Awareness and Prevention Month" in the City of Dripping Springs.**  
Sponsor: Council Member King
- C. **Recognition of Ryan Kethley for Eagle Scout Project at Founders Memorial Park Pool.**

**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 March 5, 2019 Special City Council meeting minutes and the March 12, 2019 Regular City Council meeting minutes.**
- B. **Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Henly Volunteer Fire Department for the Annual Henly Volunteer Fire Department Barbeque to be held June 8, 2019 at Henly Fire Station #83.**  
Sponsor: Council Member King
- C. **Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and The Dripping Springs Songwriters Festival for the 2019 Dripping Springs Songwriters Festival to be held October 18-20, 2019 and a Temporary Street Closure of Mercer Street from San Marcos Street to Old Fitzhugh Road from 8:00 a.m.- 8:00 p.m. October 20, 2019.**  
Sponsor: Council Member King
- D. **Approval of the Fiscal Year 2020 Budget Planning Calendar.**
- E. **Approval of an Ordinance adopting the most recent official City Maps of Incorporated Municipal Boundaries (City Limits) and Extraterritorial Jurisdiction (ETJ) of the City of Dripping Springs; requesting that a copy of each of the maps be filed in the Office of the City Secretary and Office of the City Engineer; providing for: findings of fact, an effective date, severability, repealer, and proper notice and meeting.**

- F. Approval of the appointment of Scott Drillette to the Economic Development Committee for a term ending June 1, 2020.**
- G. Approval of the City Treasurers Report for March 2019.**
- H. Approval of the 2019 Proposed Hours of Operation for the Founders Memorial Park Pool.**  
Sponsor: Council Member King
- I. Approval of a Construction Agreement between the City of Dripping Springs and Haldman-Homme, Inc. for installation of Interkal Bleachers at Dripping Springs Ranch Park and Event Center in accordance with the approved Fiscal Year 2019 Budget for Dripping Springs Ranch Park expenditures.**  
Sponsor: Mayor Purcell
- J. Public hearing and removal of SUB2019-0007 from City Council Agenda and transfer to administrative approval: Sawyer Ranch to consider a replat in order to add a drainage easement for the property located at 13834 Sawyer Ranch Road, Dripping Springs, Texas (Legal Description: Sawyer Ranch 33 Tract Two, Lot 2-A1-B, Acres 1.835, Hays County, TX).**  
Applicant: Jon Thompson

**IX. BUSINESS**

- A. Public hearing, discuss and consider approval of SUB2018-0068: Burba Ranch a replat to decrease and modify the existing number of lots for the 103.83 acre property located at 16055 Sawyer Ranch Road, Dripping Springs, Texas (Legal Description: Burba Ranch Replat, Hays County, TX).**  
Applicant: Daniel Ryan
  - 1. Presentation
  - 2. Staff Report (Jason Lutz)
  - 3. Planning & Zoning Commission Report
  - 4. Public Hearing
  - 5. Replat
- B. Public hearing, discuss, and consider approval of SUB2018-0028: Cypress Fork Ranch to consider the proposed Final Plat, with a requested waiver from Article 28.02 Subdivision Ordinance, Sec. 14 Lots, Sub. Sec. 14.2 Frontage, to allow multiple lots to utilize a shared access easement and not require the construction of an improved public or private street, on Creek Road in Dripping Springs, Texas (Legal Description: Lots 1-4 Cypress Fork Ranch Subdivision, totaling 19.050 acres out of the Benjamin F. Hanna League Survey, No. 28, Abstract No. 222, Hays County, TX).**  
Applicant: Jen Paisley
  - 1. Presentation
  - 2. Staff Report (Jason Lutz)
  - 3. Planning & Zoning Commission Report
  - 4. Public Hearing

5. Waiver
6. Final Plat

**C. Public hearing, discuss and consider approval of VAR2019-0001: A variance to allow for the sale of alcohol 289 ft. from a school district boundary line instead of the required 300 ft. for the property located at 391 Sportsplex Drive, Dripping Springs TX 78620 (Legal Description: Sportsplex Sub No 3, Lot 4, Acres 0.751).**

Applicant: Truly Texas Grown Wine Cellars, PBC (Larry Epp, President).

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

**D. Public hearing, discuss, and consider approval of CUP2019-0001: A conditional use permit to allow the proposed land use of “Warehouse” at the property located at 391 Sportsplex Drive, Dripping Springs TX 78620 (Legal Description: Sportsplex Sub No 3, Lot 4, Acres 0.751).**

Applicant: Truly Texas Grown Wine Cellars, PBC (Larry Epp, President).

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

**E. Public hearing, discuss and consider approval of CUP2019-0003: A conditional use permit to allow for a microblading salon at the property located at 700 Old Fitzhugh Rd, Dripping Springs TX 78620 (Legal Description: ABS 0415 P A Smith Survey 0.46 AC GEO#90401238).**

Applicant: David Cancialosi & Michell Montgomery

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

**F. Public hearing, discuss and consider approval of 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

3. Planning & Zoning Commission Report
4. Public Hearing
5. Zoning Amendment Ordinance

**G. Public hearing, discuss and consider approval of a Zoning Amendment Ordinance related ZA2019-0001: to consider a requested zoning change from Manufactured Housing (MH) to Two-Family Residential – Duplex (SF-4) for the property located at 301 Brookside Street, Dripping Springs, Texas (Legal Description: North Forty Sec 2, Block B, Lot 12, MH Serial # UNK, Title # UNK, Label # TEX0419733, Hays County, TX).**

Applicant: Jon Thompson

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

**H. Discuss and consider approval of a Rental Fee Waiver for the Indoor Arena at Dripping Springs Ranch Park and Event Center for the Exceptional Rodeo on Friday May 17, 2019 from 10:00 a.m. - 3:00 p.m.**

Sponsor: Council Member King

**I. Discuss and consider approval of a Rental Fee Waiver for the Indoor Arena for the District 10 4H Horse show to be held on June 19 and 20, 2019 at Dripping Springs Ranch Park and Event Center.**

Sponsor: Council Member King

**J. Discuss and consider approval of the placement of a directory at the Veterans Memorial Park Memorial Structure by Tony Chamness, Representing VFW Post 2933 and American Legion Post 290**

Sponsor: Council Member King

1. Presentation
2. Staff Report
3. Directory Placement

**K. Discuss and consider approval a License Agreement between the City of Dripping Springs and Dripping Springs Skatepark, Inc. for the construction and donation of a Skate Park at Founders Memorial Park.**

Sponsor: Council Member King

**L. Discuss and consider approval of a Contract Instructor Agreement between The City of Dripping Springs and Flying Fish Swim Academy, LLC for swim lessons at the Founders Memorial Park Pool.**

Sponsor: Council Member King

**M. Discuss and consider approval of a Consultant Services Agreement between the City of Dripping Springs and MuniServices, LLC for the following: 1) Sales Tax**

**Compliance Review; 2) Clearview Sales/Use Tax Analysis and Reporting Service; and 3) Local Occupancy Tax Program Discovery/Recovery, Audit and Administration Services.**

Sponsor: Mayor Purcell

**N. Discuss and consider approval of a Resolution of the City of Dripping Springs appointing one individual to Place 4 of the Driftwood Economic Development Municipal Management District's Board of Directors for a term ending June 2021.**

**O. Discuss and consider approval of an Ordinance of the City of Dripping Springs Amending the Fee Schedule related to adding a Scooter Impoundment Fee.**

Sponsor: Mayor Purcell

**P. Discuss and consider approval of a Resolution authorizing the submittal of a Grant Application to the Texas Department of Transportation Transportation Alternatives/Safe Routes to Schools Grant Funds for three (3) projects located in the City of Dripping Springs; and authorizing the City Administrator to execute documents in relation to the application and receipt of any awards.**

Sponsor: Council Member Manassian

#### **X. REPORTS**

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

**A. Transportation Committee Report**

TRC Chair, Erik Burgeson

**B. Parks & Community Services Monthly Report**

Parks & Community Services Director, Mariana Espinoza

**C. Facilities & Maintenance Monthly Report**

Maintenance Director, Craig Rice

#### **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 subdivision and street requirements for property at Gateway 26 doors.**

Consultation with Attorney, 551.071

**B. 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

- C. 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

## XII. UPCOMING MEETINGS

- A. City Council & Board of Adjustment:  
April 16, 2019 - Regular Meeting 6:00 p.m.  
May 14, 2019 - Workshop 6:00 p.m., Regular Meeting 6:30 p.m.  
May 21, 2019 - Regular Meeting 6:00 p.m.
- B. April/May Board, Commission & Committee Meetings:  
April 10, 2019 - Utility Commission (TBD) 4:00 p.m.  
April 18, 2019 - Farmers Market Board 10:00 a.m.  
April 18, 2019 - Emergency Management Commission 5:00 p.m.  
April 22, 2019 - Transportation Commission 3:30 p.m.  
April 22, 2019 - Founders Day Commission 6:30 p.m.  
April 23, 2019 - Planning & Zoning Commission 6:30 p.m.  
April 24, 2019 - Economic Development Committee 4:00 p.m.  
May 1, 2019 - Historic Preservation Commission 4:00 p.m.  
May 2, 2019 - TIRZ No. 1 & No. 2 4:00 p.m.  
May 2, 2019 - Parks & Recreation Commission 6:00 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.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingpsrings.com](http://www.cityofdrippingpsrings.com), on April 5, 2019 at 5:30 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.*

