

City of Dripping Springs
City Council & Board of Adjustment Meeting Agenda
Tuesday, August 14, 2018 at 5:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL - 5:00 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 Treasurer Gina Gillis
City Planner Anjali Naini
Parks & Community Services Director Mariana Espinoza
Dripping Springs Ranch Park Manager Lynne Dickinson
Building Official Sarah Holden
Code Enforcement Officer Aaron Reed
City Engineer Chad Gilpin
Assistant City Attorney Laura Mueller
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. Fiscal Year 2019 Budget Workshop

1. Revised Budget Planning Calendar
2. General Fund
3. Parks
 - a. Parkland Dedication
 - b. Landscaping
4. Farmers Market
5. Founders Day

B. Review of the Draft Agenda for the Regular City Council Meeting and Workshop of August 21, 2018, and the Draft Agenda for the Regular Planning & Zoning Commission meeting of August 28, 2018

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 establish a time limit of two (2) minutes per speaker, for a total of thirty (30) minutes. The Mayor and City Council may extend the session.

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 Meeting Minutes of June 12, 2018, and the Special Meeting Minutes of July 2, 2018**
- B. **Approval of the City Treasurer's Report for July 2018**
- C. **Approval of An Ordinance of the City of Dripping Springs Amending Chapter 12, Article 3.006 Of The Dripping Springs Code Of Ordinances To Empower The Code Enforcement And Construction Inspector To Issue Citations; And Providing For The Following: Findings Of Fact; Enactment; Repealer; Severability; Codification; Effective Date; And Proper Notice And A Meeting (Sponsor: Mayor Purcell)**

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

Discussion and Possible Action on Zoning, Conditional Use Permits, Subdivision, Site Development, Signage, Variances, Special Exceptions, Waivers and other matters:

- A. **An Ordinance of the City of Dripping Springs Amending Chapter 26, Appendix "C" of the City of Dripping Springs Code of Ordinances; Amending Regulations for a Master Sign Plan for the Belterra Commercial Subdivision; 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 \$500.00**
 - 1. Staff Report (Michelle Fischer)
 - 2. Planning and Zoning Commission Report
 - 3. Public Hearing
 - 4. Ordinance
- B. **SUB2018-0008: A Preliminary Plat for 7 Lots Totaling 14.61 Acres Known as the Shire Subdivision, Section 2, Located at 1111 Hays Country Acres Road in the Extraterritorial Jurisdiction of the City of Dripping Springs, Texas, and further Described as: 14.61 Acres out of 126.7243 out of the Richard Vaughn Survey No. 7, as Conveyed by Deed as Recorded in Document No. 04016647 of the Official Public Records of Hays County, Texas. Applicant, Travis Flake**
 - 1. Presentation
 - 2. Staff Report (Chad Gilpin)
 - 3. Planning and Zoning Commission Report

4. Public Hearing
5. Preliminary Plat

IX. BUSINESS

Consideration and Possible Action On:

- A. **An Ordinance of the City of Dripping Springs Amending the City of Dripping Springs Code of Ordinances, Chapter 28, Article 28.04 - Site Development; and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting** (*Sponsor: Mayor Pro Tem Bill Foulds*)
 1. Staff Report (Anjali Naini)
 2. Planning and Zoning Commission Report
 3. Public Hearing
 4. Ordinance
- B. **Consideration and Possible Action on Advance Funding Agreement between the City of Dripping Springs and The State of Texas Acting Through The Texas Department of Transportation For A Transportation Alternatives Set-Aside Program Project, State-Selected Off-System (CSJ # 0914-33-079) for the Dripping Springs Sportsplex Drive Sidewalks Project; Authorizing City Staff to Submit Executed Contract to TxDOT** (*Sponsor: Council Member Manassian*)
- C. **Discuss and Consider Staff Direction regarding an Amendment to the Zoning Code in regards to membership of the Board of Adjustment** (*Sponsor: Mayor Pro Tem Bill Foulds*)
- D. **Hill Country Rally for Kids Co-Sponsorship Agreement and Temporary Street Closures from Mercer St at 290 to Mercer and RR12, Mercer St at Buff, Wallace, San Marcos and Old Fitzhugh September 15, 2018** (*Sponsor: Council Member Wade King*)
- E. **Dripping Springs Songwriter's Festival Co-Sponsorship Agreement and Temporary Street Closures for Mercer St from San Marcos to Old Fitzhugh October 19-21, 2018** (*Sponsor: Council Member Wade King*)
- F. **Recommendation regarding a Special Event Permit for the Twilight and Starlight Event to be held October 6, 2018 and the Pioneer Day Event to be held September 22, 2018 at the Pound House located in Founders Memorial Park** (*Sponsor: Council Member Wade King*)
- G. **Dripping Springs Visitors Bureau Request for Hotel Occupancy Tax Funding for Holiday Lighting Displays** (*Sponsor: Council Member Taline Manassian*)
- H. **Facilities Use Agreement between the City of Dripping Springs and the Dripping Springs Lions Club for the use of Mercer Street during the Christmas on Mercer Event December 1, 2018** (*Sponsor: Council Member Wade King*)
- I. **Reconsider action taken at the July 10, 2018 Regular City Council Meeting regarding the appointment of Patrick Rose, Rex G. Baker, III, John Kroll and Elaine Cogburn to the Economic Development Committee for terms ending June 30, 2019; and the Consideration of the appointment of Patrick Rose, Rex G. Baker, Elaine Cogburn, and John Kroll to the Economic Development Committee for terms ending June 1, 2020, and the reappointment of Patrick Rose as Chair**
 1. Staff Report
 2. Reconsider Previous Action

3. Appointment of Committee Members

- J. **Discuss and Consider the Appointment of one (1) individual the Planning & Zoning Commission for a term expiring June 30, 2020**
- K. **Discuss and Consider the Appointment of individuals to the Hotel Occupancy Tax Grant Program Application Review and Recommendation Committee for funds to be distributed in Fiscal Year 2019**
- L. **A Resolution granting the petition for the voluntary annexation of 200.4 acres out of the Philip A. Smith League commonly known as the Scott Tract in Hays County, Texas and setting dates, times, and place for public hearings of certain property by the City of Dripping Springs, Texas and authorizing and directing the Mayor to publish notice of such public hearings**
 - 1. Staff Report
 - 2. Public Hearing
 - 3. Resolution
- M. **Professional Services Agreement with CMA Engineering for Upgrades to the Dripping Springs Independent School District (DSISD) Lift Station located in Founders Ridge** *(Sponsor: Mayor Pro Tem Bill Foulds)*
 - 1. Staff Report
- N. **Termination of Dripping Springs Ranch Park Ranch House Lease between Nick Stewart and the City of Dripping Springs** *(Sponsor: Mayor Todd Purcell)*
- O. **Extension of Fee Waiver in Exchange for Services at Dripping Springs Ranch Park for an RV Site** *(Sponsor: Mayor Todd Purcell)*
 - 1. Staff Report
- P. **Amendment/Addendum to the Interlocal Contract for Licensing SCPDC Software between the City of Dripping Springs, South Central Planning and Development Commission and Capital Area Council of Governments, and regarding the addition of the Code Enforcement Module for the City's MyPermitNow Software Program** *(Sponsor: Mayor Pro Tem Bill Foulds)*
 - 1. Staff Report

X. REPORTS OF AGENCIES, COMMISSIONS AND STAFF

- A. **Parks and Community Services Monthly Report**
- B. **Dripping Springs Ranch Park Monthly Report**
- C. **Transportation Committee Monthly Report**
- D. **Economic Development Committee 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 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)

- B. 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)**
- C. Consultation with City Attorney related to legal issues related to creation of a separate Board of Adjustment and Board of Adjustment membership and procedure. (551.071 Consultation with City Attorney).**
- D. Consultation with City Attorney Regarding on Processes and Procedures Related to the Extent of the Jurisdiction of the City in the City Limits and Extraterritorial Jurisdiction. (551.071 Consultation with City Attorney).**
- E. Consultation with City Attorney regarding legal issues related to Stephenson Building Lease. (551.071 Consultation with City Attorney).**
- F. Consultation with City Attorney regarding the Contested Case Hearing, TCEQ Docket No. 2017-1749- MWD, SOAH Docket No. 582-18-3000, Application by the City of Dripping Springs for TPDES Permit No. WQ0014488003 (551.071 Consultation with City Attorney)**
- G. Consultation with City Attorney regarding legal consultation and advice related to retail water service by the City of Dripping Springs (551.071 Consultation with City Attorney)**

XII. ANNOUNCEMENTS

- A. August 21, 2018 - Regular City Council Meeting, 5:00 PM Workshop/6:00 PM Meeting
- B. September 11, 2018 - Regular City Council Meeting, 5:00 PM Workshop/6:30 PM Meeting
- C. September 18, 2018 - Regular City Council Meeting, 5:00 PM Workshop/6:00 PM Meeting

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 on the the 10th day of August 2018, at 4:30 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.

