

City of Dripping Springs
City Council & Board of Adjustment Meeting Agenda
Tuesday, September 11, 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 Treasurer Gina Gillis
City Planner Anjali Naini
Planning Director Jason Lutz
Parks & Community Services Director Mariana Espinoza
Dripping Springs Ranch Park Manager Lynne Dickinson
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. Budget

1. Hotel Occupancy Tax Fund
2. Hotel Occupancy Tax Grant Program
 - a. Applications
 - b. Funding Recommendation
3. Dripping Springs Ranch Park
4. Proposed Budget Recap

B. Review of the Draft Agenda for the Regular City Council Meeting September 18, 2018 and the Draft Agenda for the Regular Planning & Zoning Commission meeting of September 25, 2018

III. RECESS

IV. RECONVENE AT 6:30 p.m.

V. PLEDGE OF ALLEGIANCE

A. Dripping Springs Cub Scout Pack 280 Presentation of Color Guard; and Pledge of Allegiance to the Flag and the Pledge to the Texas Flag

VI. PROCLAMATIONS

- A. A Proclamation of the City Council proclaiming the week of September 17 - September 23, 2018 as "Constitution Week" in the City of Dripping Springs *(Sponsor: Council Member King)*
- B. A Proclamation of the City Council proclaiming the month September 2018 as "Hunger Action Month" in the City of Dripping Springs *(Sponsor: Council Member Manassian)*

VII. 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.

VIII. 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 meeting minutes of August 14, 2018 and August 21, 2018
- B. Approval of the City Treasurer's Report for August 2018
- C. Approval of a Co-Sponsorship between the City of Dripping Springs and the Dripping Springs Elementary School PTA to Display the Octoberfest Fall Fair Banner at The Triangle to held October 13, 2018 at Dripping Springs Elementary School *(Sponsor: Council Member King)*
- D. Approval Dripping Springs High School Temporary Street Closure from Sportsplex to Mercer St to San Marcos, Old Fitzhugh to Mercer St and Wallace and Bluff to San Marcos October 19, 2018 *(Sponsor: Council Member King)*
- E. Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Springs Veterinary Care regarding "Springs Veterinary Care One Year Anniversary and Drippin' Dog Dip" to be held Saturday, October 13, 2018 at Founders Memorial Park and Pool *(Sponsor: Council Member King)*
- F. Approval of the following Job Descriptions: DSRP Maintenance Superintendent, DSRP Facility Coordinator, Part-Time Billing Assistant, Administrative Assistant to City Administrators, Planning Director, and Emergency Planning Coordinator
- G. Postponement of Second Amendment to the Belterra Commercial Development Agreement to October 9, 2018 and referral of Second Amendment to the Planning and Zoning Commission meeting on September 25, 2018.

IX. 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. CUP2018-0004: Shady Greens (235 Sports Park Road): An Application for a

Conditional Use Permit for a Property Zoned CS-Commercial Services Requesting Sale of Alcohol for a Proposed Beer & Wine Garden for Shady Greens Miniature Golf Course, Located in the Dripping Springs City Limits at 235 Sports Park Road, and Further Described As: 2.5 Acres in the Magic Greens Subdivision, Lot 1 in Dripping Springs, Texas. (Applicant, James George)

1. Presentation
2. Staff Report (Anjali Naini)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Conditional Use Permit

B. McDonald's Sign Variance Request to Allow Two Electronic (digital) Menu Boards, Located at 333 E. Highway 290, Dripping Springs, TX 78620, Applicant Tracey Diehl

1. Presentation
2. Staff Report (Michelle Fischer)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Variance to Allow Two Electronic Menu Boards

C. Pioneer Plaza Sign Variance Request to Install a Monument Sign for a Multi-Unit Complex Less than Eight Feet Back from Right Of Way, Located at 101 Hays Street, Applicant Bodie Hudson

1. Presentation
2. Staff Report (Michelle Fischer)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Variance to Allow a Monument Sign to be Installed Less Than Eight Feet From The Right Of Way

D. Estates at Sawyer Ranch (Burba Ranch Subdivision) Sign Variance Requests for Subdivision Entrance Monument Signs, Located at 110 Gus Dr., Austin, TX 78737, Applicant Evan Caso, David Weekley Homes

1. Presentation
2. Staff Report (Michelle Fischer)
3. Public Hearing
4. Planning and Zoning Commission Report
5. Variance to Allow Two Subdivision Entrance Monument Signs
6. Variance to Allow a Subdivision Entrance Monument Sign to Exceed the Maximum Signable Area Allowed
7. Variance to Allow Subdivision Entrance Monument Signs to Exceed the Maximum Height Allowed

E. An Ordinance Enacting Appendix G Of The City Of Dripping Springs Code Of Ordinances; Establishing Regulations For A Master Sign Plan For The Headwaters 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 \$100.00

1. Presentation
2. Staff Report (Michelle Fischer)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Ordinance

F. VAR2018-0005: 221 Ramirez Lane: An Application Requesting a Variance under the City of Dripping Springs Code of Ordinances, Chapter 24- Manufactured Housing, Mobile Homes, and Recreational Vehicles, Article 24.04, Section 24.04.006 and Section 24.04.007 Manufactured Homes Provisions and a Special Exception to the City Code of Ordinances, Chapter 30, Exhibit A-Zoning Ordinance, Section 3.3.5 to Allow Placement and Residential Use of a Manufactured Home on a Property Zoned SF-1, Single-Family Residential, Low Density. (Applicant, Marie Espinosa)

1. Presentation
2. Staff Report (Anjali Naini)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Special Exception & Variance to Allow Manufactured Home in SF-1 Zoning District

G. SUB2018-0014: Parten Ranch Phase 2: A Proposed Preliminary Plat for Parten Ranch Phase 2 Located in the Dripping Springs Extraterritorial Jurisdiction at Kinnikinik Loop and RM 1826 Consisting of 160 Lots, and further Described as: 116.56 Acres of Seaborn J. Whatley A-18 and Lamar Moore A-323. (Applicant, Daniel Ryan, P.E.)

1. Presentation
2. Staff Report (Chad Gilpin)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Subdivision

H. SUB2018-0022: Caliterra Section 4, Lots 42 & 43 Replat: A Replat of Lot 42 & 43 in Caliterra, Phase One, Section Four Totaling Approximately 1.358 Acres and Located in the Dripping Springs Extraterritorial Jurisdiction at 147 & 173 Waters Edge Cove, Dripping Springs, Texas 78620. (Applicant, Trey Novosad)

1. Presentation
2. Staff Report (Chad Gilpin)
3. Planning and Zoning Commission Report
4. Public Hearing
5. Replat

I. Springs at Barton Creek - Concept Plan Presentation for The Springs at Barton Creek, a Proposed 316 Acre Single-Family Residential Subdivision Located in the City of Dripping Springs ETJ on RR 12 North of Shelton Ranch Rd and South of Fitzhugh Rd, and Further Described as Follows: 316.88 Acres of Land out of the Anthony G. Davy Survey No. 38, Abstract No. 148 and the Edward W. Brown Survey No. 136, Abstract No. 44 in Hays County, Texas. (Applicant, Jared Jakovich.

Presentation only; no action)

J. VAR2018-0004: 293 Double L Drive: An Application Requesting a Variance to Rear Setback Requirements in the Caliterra Subdivision Development Agreement, Entered into in 2014 between the City of Dripping Springs and Development Solutions CAT, LLC, to Allow for the Construction of a Swimming Pool in the Rear Setback, for a Property Described as: Caliterra Phase 2, Section 7, Block C, Lot 16-0.238 Acres. (Applicant, Lauren Shorkey & Brady Baird)

1. Presentation
2. Staff Report (Anjali Naini)
3. Public Hearing
4. Variance Request to Allow Construction of Swimming Pool in Rear Building Setback

X. BUDGET

- A. First Public Hearing on the Proposed Fiscal Year 2019 Ad Valorem Tax Rate of \$0.19 per \$100 Assessed Valuation of all taxable property withing the corporate city limits**
- B. Public Hearing regarding the proposed Fiscal Year 2019 City of Dripping Springs Budget**

XI. BUSINESS

- A. Discuss and Consider Approval of a Request to Rent Veterans Memorial Park "The Triangle" for Frosty's Christmas Tree Sales from November 17-December 22, 2018 (Sponsor: Council Member King)**
- B. Discuss and Consider Approval of a Request for Fee Reduction to Rent Veterans Memorial Park "The Triangle" for The Dripping Springs United Methodist Church Pumpkin Patch Pumpkin Sales Fundraiser from October 5th to November 2, 2018 and Request for Permission to display a banner at The Triangle from September 13-October 15, 2018 (Sponsor: Council Member King)**
- C. Discuss and Consider approval of a Professional Services Agreement between the City of Dripping Springs and Mixtape Marketing regarding professional services related to Marketing of Historic Districts (Sponsor: Mayor Purcell)**
- D. Discuss and Consider the of the Appointment of one (1) individual to the Historic Preservation Commission for a term ending June 30, 2020**

XII. 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**

XIII. 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. 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)**
- C. Consultation with City Attorney regarding the proposed Lauren Concrete Air Quality Standard Permit for a Concrete Batch Plant with Enhanced Controls, Registration No. 152632 (551.071 Consultation with City Attorney)**
- D. Consultation with City Attorney regarding legal issues related to Stephenson Building Lease. (551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease or Value of Real Property).**
- E. Discussion of Personnel Matters related to duties, appointment, pay, and employment of City Administrator-Michelle Fischer, Deputy City Administrator-Ginger Faught, City Secretary-Andrea Cunningham, Receptionist-Angie Tubbs, Maintenance Director, Public Works Director, Parks and Community Services Director-Mariana Espinoza, DSRP Manager-Lynne Dickinson, Administrative Assistant-Rachel Goodnight, Accounting Clerk-Penny Appleman, Communications Coordinator-Bonnie Gonzalez, IT Coordinator-Misty Dean, Development Coordinator-Molly Mulloy, City Planner I-Anjali Naini, City Planner II, Planning Assistant-Amanda Padilla, Emergency Planning Coordinator-Roman Baligad, Code Enforcement & Construction Inspector-Aaron Reed, Building Official & Utility Clerk-Sarah Holden, Building Permit Technician-Megan Chamberlain, City Maintenance Workers-Raoul Asuan, Jim Bass, Cody Kinsey, DSRP Maintenance Director, DSRP Facility Coordinator, DSRP Facility Attendant, DSRP Maintenance Workers-Sheri Kapanaka, Chris Fries, Nick Spillar, Farmers Market Manager-Laurel Robertson, (551.074 Personnel Matters).**
- F. Consultation with City Attorney regarding the status of Development Agreements and Utility Agreements with regards to Big Sky/Scott Ranch, Cannon Residential and Commercial, Arrowhead, and Driftwood 552 (551.071 Consultation with City Attorney)**

XIV. ANNOUNCEMENTS

- A. September 18, 2018 - Regular City Council Meeting, 6:00 PM Regular Meeting**
- B. September 24, 2018 - Special City Council Meeting, 6:00 PM**
- C. October 9, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting**
- D. October 16, 2018 - Regular City Council Meeting, 6:00 PM**
- E. September 25, 2018 - Planning & Zoning Commission 6:30 p.m. Meeting**

XV. 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 7th day of September 2018, at 3:00 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.

