



City of Dripping Springs
City Council & Board of Adjustment Workshop & Regular Meeting
Tuesday, May 14, 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

Building Official Sarah Holden

Code Enforcement Officer Aaron Reed

Parks & Community Services Director Mariana Espinoza

DSRP Manager Lynne Dickinson

Assistant City Attorney Laura Mueller

TIRZ Project Manager Keenan Smith

II. WORKSHOP

No action will be taken during the Workshop.

III. RECESS

IV. RECONVENE AT 6:30 P.M.

V. PLEDGE OF ALLEGIANCE

- A. Scout Pack 585**
Pack Leader, Karl Rees

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. Presentation regarding the Dripping Springs Visitors Bureau.

Sponsor: Taline Manassian

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.

A. Scout Pack 585

Pack Leader, Karl Rees

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 April 9, 2019 City Council Workshop & Regular Meeting minutes and the April 16, 2019 City Council Regular Meeting minutes.

B. Approval of the April 2019 City Treasurer's Report.

C. Approval of a Resolution regarding Construction Bond for Founders Ridge Subdivision Phase 4.

D. Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Premier Gun Shows, LLC for the display of a banner at "The Triangle".

Sponsor: Mayor Purcell

E. Approval of Appointment of City Administrator Michelle Fischer to conduct hearings for the abatement and removal from private or public property or a public right-of-way of a junked vehicle or part of a junked vehicle, pursuant to Section 14.02.006 Abatement Procedures, Article 14.02 Junked Vehicles, Chapter 14 Offenses and Additional Provisions, Title I General Ordinances, Dripping Springs Code of Ordinances.

Sponsor: Mayor Pro Tem Foulds

IX. BUSINESS

- A. Public hearing, discussion, and consideration of approval of CUP2019-0001: A Conditional Use Permit to allow the proposed land use of “Warehouse” at 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
- B. Public hearing, discussion and consideration of approval of a Zoning Amendment Ordinance regarding ZA2019-0001: A Request for zoning change from Manufactured Housing (MH) to Two-Family Residential – Duplex (SF-4) for 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). Application withdrawn by the applicant.**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report
 3. Planning & Zoning Commission Report
 4. Public Hearing
 5. No Action Required - Application Withdrawn
- C. Public hearing, discussion and consideration of approval regarding SUB2019-0001: a Preliminary Plat for Murphy's Meadows Subdivision; approximately 10.01 acres located on Trautwein Road and in the City of Dripping Springs Extraterritorial Jurisdiction (Legal Description: ABS 70 John Barton Survey 10.00 AC).**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report (Chad Gilpin)
 3. Planning & Zoning Commission Report
 4. Public Hearing
 5. Preliminary Plat
- D. Public hearing, discussion and consideration of approval of a Zoning Amendment Ordinance regarding ZA2019-0002: a Request for 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
- E. Public hearing, discussion and consideration of approval of a Zoning Amendment Ordinance regarding ZA2019-0003: a Request to rezone an approximate 2.833 acre tract from Commercial Services (CS) to General Retail (GR) for property located at 1461 W Hwy 290, Dripping Springs, TX 78620 (Legal Description: ABS 222 & 415 B F HANNA & P A SMITH SURVEYS) and a request to rezone an approximate 18.37 acre tract from Agricultural (AG) to General Retail (GR) for the property located at 345 Quail Farm Rd, Dripping Springs, TX 78620 (Legal Descriptions: ABS 222 BENJAMIN F HANNA SURVEY).**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report
 3. Planning & Zoning Commission Report
 4. Public Hearing
 4. Zoning Amendment Ordinance
- F. Public hearing, discussion and consideration of approval of CUP2019-0004: an Application for Conditional Use Permit to allow onsite sale and consumption of alcohol at the property located at 400 W Hwy 290, Bldg D, Dripping Springs, TX 78620 (Legal Description: Original Town of Dripping Springs, north 1/2 Block 12).**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report
 3. Planning & Zoning Commission Report
 4. Public Hearing
 5. Conditional Use Permit
- G. Public hearing, discussion and consideration of approval of VAR2019-0002: a Variance Request to allow for an exception to the standard found in the City of Dripping Springs Code of Ordinances, Chapter 28 Subdivisions and Site Development, Exhibit A Subdivision Ordinance, Section 14 Lots, 14.2 Frontage; and regarding property located at 1100 Butler Ranch Road, Dripping Springs, Texas (Legal Description: ABS 415 & 693 TR APA Smith & CH Mallot Survey, 10.01 Acres, AKA Western Woods).**
Applicant: Jon Thompson
1. Presentation
 2. Staff Report
 3. Planning & Zoning Commission Report
 4. Public Hearing
 5. Variance Request
- H. Discuss and consider approval of a Contract Instructor Agreement between the City of Dripping Springs and Earth Native Wilderness School for classes at Dripping Springs Ranch Park and Event Center.**

Sponsor: Council Member King

- I. Discuss and consider approval of form regarding a Contractor Agreement related to Low Water Crossing Emergency Repairs at Dripping Springs Ranch Park.**
Sponsor: Mayor Purcell
- J. Discuss and consider approval of a Tree Planting Project at Dripping Springs Ranch Park and Event Center and authorization to use Landscape Funds on the Project.**
Sponsor: Council Member Manassian
- K. Discuss and consider approval of an Additional Funds Request by the Hays County Master Naturalists for the construction of a Bird Blind at Dripping Springs Ranch Park and Event Center.**
Sponsor: Council Member King
- L. Discuss and consider approval of the Farmers Market Association Board's recommendation relating to Farmers Market Manager Compensation.**
Sponsor: Council Member Manassian
- M. Discuss and consider approval of the First Amendment to City of Dripping Springs, County of Hays, Dripping Springs Independent School District, and Dripping Springs Library Board Agreement regarding Extension and Clarification of the Cost Allocation and Reimbursement for the Dripping Springs Tax Increment Reinvestment Zone Number One and Tax Increment Reinvestment Zone Number Two.**
Sponsor: Council Member Manassian
- N. Discuss and consider approval of an Ordinance Canvassing Returns and Declaring Results of the General Election held on May 4, 2019 for the purpose of Electing three (3) City Council Members; and providing for the following: Election; Canvassing the Returns; Election Results; Authorization to Execute; Effective Date; and Proper Notice and Meeting.**
- O. Discuss and consider action regarding rescission of Resolution No. 2019-R15 supporting Hays County's inclusion in the Countywide Polling Place Program.**
Sponsor: Mayor Pro Tem Foulds
- P. Discuss and consider approval of an Agreement between the City of Dripping Springs, Texas and Double L Development, LLC, a Texas Limited Liability Company, regarding the Creation and Operation of Hays County Municipal District No. 7.**
Sponsor: Mayor Pro Tem Foulds
- Q. Discuss and consider approval of a Resolution authorizing the Mayor to waive City Fees for Emergency Related Land Use Activities.**
Sponsor: Mayor Purcell

X. REPORTS

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

- A. Economic Development Committee Report**
Chair, Kim Fernea
- B. Transportation Committee Report**
Chair, Erik Burgeson
- C. Parks and Community Services Department Report**
- D. Facilities & Maintenance 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 legal issues related to subdivision and street requirements for property at Gateway 26 doors.**
Consultation with Attorney, 551.071
- B. 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
- C. Consultation with City Attorney regarding employment and rate of pay related to Farmers Market Manager Laurel Robertson.**
Consultation with City Attorney, 551.071; Personnel Matters 551.074
- D. Consultation with City Attorney regarding legal issues related to Reimbursement of Emergency Repairs.**
Consultation with City Attorney, 551.071

XII. UPCOMING MEETINGS

- A. City Council & Board of Adjustment Meetings:**
May 21, 2019 - 6:00 p.m. Regular Meeting
June 11, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting
June 18, 2019 - 6:00 p.m. Regular Meeting
- B. May/June Board, Commission & Committee Meetings:**
May 16, 2019 - Emergency Management Commission 5:00 p.m.
May 23, 2019 - Farmers Market Board 10:00 a.m.
May 20 2019 - Transportation Commission 3:30 p.m.
May 23, 2019 - Economic Development Committee 4:00 p.m.
May 28, 2019 - Planning & Zoning Commission 6:30 p.m.
June 3, 2019 - TIRZ No.1 & No. 2 Board 4:00 p.m.

June 3, 2019 - Parks & Recreation Commission 6:00 p.m.
June 5, 2019 - Historic Preservation Commission 4:00 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.cityofdrippingsprings.com, on May 10, 2019 at 3:30 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.

