



DRIPPING SPRINGS  
Texas

# CITY COUNCIL WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, April 04, 2023 at 6:00 PM

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## AGENDA

### CALL TO ORDER AND ROLL CALL

#### City Council Members

Mayor Bill Foulds, Jr.  
Mayor Pro Tem Taline Manassian  
Council Member Place 2 Wade King  
Council Member Place 3 Geoffrey Tahuahua  
Council Member Place 4 Travis Crow  
Council Member Place 5 Sherrie Parks

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Treasurer Shawn Cox  
People & Communications Director Lisa Sullivan  
City Secretary Andrea Cunningham  
IT Director Jason Weinstock  
Public Works Director Aaron Reed  
Planning Director Tory Carpenter  
Parks & Community Services Director Andy Binz  
Community Events Coordinator Johnna Krantz  
Planning & Zoning Commission Chair Mim James

### PLEDGE OF ALLEGIANCE

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### WORKSHOP

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*Workshop items are for discussion only and no action will be taken.*

1. **Public hearing and discussion of an Ordinance rezoning a 97.44-acre property to Planned Development District with a base zoning of SF-3 and GR, with 68.38-acres of residential uses, approximately 6.7-acres of commercial uses, and approximately 22.36-acres of open space, as amended by the ordinance language herein, for property located on U.S. 290 and north of the intersection of Drifting Wind Run commonly known as "Gateway Village". Applicant: John Doucet, Doucet and Associates**
  - a. Applicant Presentation
  - b. Staff Report

- c. Planning & Zoning Commission Report
- d. Public Hearing
- e. Ordinance Discussion

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## CITY COUNCIL

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### PRESENTATION OF CITIZENS

*A member of the public who desires to address the City Council regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the City Council's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the City Council. It is the request of the City Council that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.*

### 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.*

- 2. Approval of the February 21, 2023, City Council regular meeting minutes.**
- 3. Approval of the March 21, 2023, City Council regular meeting minutes.**
- 4. Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Big Sky Subdivision Phase 1 Streets, Drainage, and Wastewater Improvements and Releasing a Construction Bond.**

### BUSINESS AGENDA

- 5. Presentation and consideration of approval of the City of Dripping Springs Fiscal Year 2021-2022 Audit.**
- 6. Public hearing and consideration of approval of an Ordinance regarding CUP2023-0001: an application for a Conditional Use Permit to allow a warehouse/office use at 27950 RR 12. Applicant: Jon Thompson**

- a. Applicant Presentation
  - b. Staff Report
  - c. Planning & Zoning Commission Report
  - d. Public Hearing
  - e. Ordinance
- 7. Public hearing and consideration of approval of Ordinances annexing property and regarding ZA2023-0001: an application for a zoning map amendment from Agriculture (AG) to Commercial Services (CS) for approximately 5.02 acres out of the C. H. Mallot Survey located at 1300 E US 290. Applicant: Victor Ostiguin, Doucet & Associates**
- a. Applicant Presentation
  - b. Staff Report
  - c. Planning & Zoning Commission Report
  - d. Public Hearing
  - e. Annexation Ordinance
  - f. Zoning Ordinance
- 8. Discuss and consider approval of a Resolution of the City of Dripping Springs declaring a need for a regional housing authority within the city limits and authorizing an agreement with the Texas Housing Foundation. Sponsor: Mayor Pro Tem Taline Manassian.**
- 9. Discuss and consider approval of a Wastewater Facilities Agreement with Cuncashca, LLC. Sponsor: Mayor Bill Foulds, Jr.**
- 10. Discuss and consider approval of a Special Event Permit Application requesting use of the Parking Lot at Founders Memorial Park on Saturday, April 29, 2023 from 6-10pm for a private event at The Pound House. Applicant: The Polkinghorn Group.**
- 11. Discuss and consider approval of Parking Agreement between the City of Dripping Springs and Roxie's LLC for the use of the parking lot located at 299 Mercer Street for the 2023 Founders Day Festival as an in-kind sponsorship. Sponsor: Council Member Sherrie Parks.**
- 12. Discuss and consider approval of the selection of a firm and authorization for staff to negotiate an agreement for the procurement of the Rathgeber Natural Resources Park Master Plan. Sponsor: Council Member Sherrie Parks.**
- 13. Discuss and consider possible action of an Agreement and Related Documents regarding transition of the Dripping Springs Visitors Bureau. Sponsor: Mayor Bill Foulds, Jr.**
- 14. Discuss and consider approval of Job Descriptions for Dripping Springs Visitors Bureau Director of Tourism and Dripping Springs Visitors Bureau Brand Manager, and authorization for the City Administrator to hire for the positions. Sponsor: Mayor Bill Foulds, Jr.**

## REPORTS

*Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.*

### 15. Planning Department Report

## EXECUTIVE SESSION AGENDA

*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.*

16. **Consultation with Attorney related to settlement of litigation related to code enforcement.** *Consultation with Attorney, 551.071*
17. **Consultation with Attorney and Deliberation of Real Property regarding property acquisition related to the South Regional Water Reclamation Project and East Interceptor.** *Consultation with Attorney, 551.071; Deliberation of Real Property, 551.072*
18. **Consultation with Attorney related to litigation regarding the South Regional Water Reclamation Project, Wastewater and Amendment 2 Permits, and related items.** *Consultation with Attorney, 551.071*
19. **Consultation with Attorney and Deliberation of Real Property regarding legal and real estate issues related to potential civic sites and street extensions and expansions.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*
20. **Consultation with Attorney regarding legal issues related to coordination with the Dripping Springs Visitors Bureau.** *Consultation with City Attorney, 551.071*
21. **Consultation with Attorney and Deliberation of Personnel Matters regarding job descriptions, benefits, and compensation for the proposed Dripping Springs Visitors Bureau Director or Tourism and the Dripping Springs Visitors Bureau Brand Manger.** *Consultation with City Attorney, 551.071, Deliberation of Personnel Matters, 551.074*

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

April 18, 2023, at 6:00 p.m. (CC)

May 2, 2023, at 6:00 p.m. (CC & BOA)

May 16, 2023, at 6:00 p.m. (CC)

June 6, 2023, at 6:00 p.m. (CC & BOA)

**Board, Commission & Committee Meetings**

April 5, 2023, DSRP Board at 11:00 a.m.

April 6, 2023, Historic Preservation Commission at 6:00 p.m.

April 10, 2023, TIRZ No. 1 & No. 2 Board at 4:00 p.m.

April 10, 2023, Founders Day Commission at 6:00 p.m.

April 11, 2023, Planning & Zoning Commission at 6:00 p.m.

April 12, 2023, Utility Commission at 4:00 p.m.

**ADJOURN**

**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. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **March 31, 2023, at 3:15 p.m.***

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*City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*