



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, February 17, 2026, at 6:00 PM

AGENDA

CALL TO ORDER & 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

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

Planning Director Tory Carpenter

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

1. **Approval of the January 20, 2026 City Council regular meeting minutes.**
2. **Approval of the appointment of the Dripping Springs Youth Sports Association recommendation of Larry Lane to the Parks & Recreation Commission for a term ending June 30, 2026.**
3. **Approval of creating the position of Part-time Graphic Designer and approval of its job description.** *Sponsor: Mayor Pro Tem Manassian*
4. **Approval of a Rate Increase from The Chapman Law Firm PLLC.**

BUSINESS AGENDA

5. **Public hearing and consideration of approval of a municipal services agreement and ordinance annexing a 14-acre tract located at 1300 Creek Rd.** Applicant: *Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Public Hearing
 - d. Agreement
 - e. Ordinance
6. **Public hearing and consideration of approval of an Ordinance regarding ZA2025-002: an application for a Zoning Map Amendment from Agriculture (AG) to Moderate Density Residential (SF-2) for the 14-acre Fellers tract located at 1300 Creek Rd.** Applicant: *Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Planning & Zoning Commission Report
 - d. Public Hearing
 - e. Ordinance
7. **Discussion and possible action on a Special Event Permit application submitted by Evilhawk Entertainment for Swampy Tonk: Mudbugs & Music event on March 28, 2026, and a Temporary Road Closure Permit application for portions of Hays Street and South College Street for the event beginning March 27, 2026.** *Sponsor: Council Member Sherrie Parks*
8. **Discussion and possible action to approve a Temporary Road Closure Permit requested by the Founders Day Committee to close portions of Mercer Street, Wallace Street, Bluff Street, College Street, San Marcos Street, and Old Fitzhugh Road from April 23 to April 26, 2026 for the 2026 Founders Day Festival.** *Sponsor: Council Member Sherrie Parks*

9. **Discussion and possible action on a Resolution of the City of Dripping Springs supporting Hays County's CAMPO Transportation Alternatives Grant Application for the Sawyer Ranch Road Shared Use Path.** *Sponsor: Council Member Travis Crow*
10. **Discussion and possible action on Change Order #1 to the Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson Building and Parking Lot Project.** *Sponsor: Council Member Sherrie Parks*

CLOSED SESSION

The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

11. **Consultation with City Attorney regarding legal strategies and risks for engaging with and motivating the State of Texas, including the Texas Department of Transportation, to address infrastructure and regulatory constraints limiting growth in the City of Dripping Springs, including transportation, utilities, drainage, and related intergovernmental disputes, litigation risks, and the potential need for growth-management measures, including a development moratorium.** *(Consultation with Attorney, 551.071).*
12. **Consultation with attorney and deliberation regarding financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center/Civic Complex, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072).*
13. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** *(Consultation with Attorney, 551.071)*
14. **Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances.** *(Consultation with Attorney, 551.071).*
15. **Consultation with attorney and deliberation regarding potential claims and the recovery of city funds.** *(Consultation with Attorney, 551.071).*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

March 3, 2026, at 6:00 p.m.

March 17, 2026, at 6:00 p.m.

April 7, 2026, at 6:00 p.m.

April 21, 2026, at 6:00 p.m.

May 5, 2026, at 6:00 p.m.

May 19, 2026, at 6:00 p.m.

Board, Commission & Committee Meetings

Parks & Recreation Commission, February 18, 2026, at 6:00 p.m.

Farmers Market Committee, February 19, 2026, at 10:00 a.m.

Emergency Management Committee, February 19, 2026, at 12:00 p.m.

Utility Commission, February 19, 2026, at 4:00 p.m.

Transportation Committee, February 23, 2026, at 3:30 p.m.

Founders Day Committee, February 23, 2026, at 6:30 p.m.

Planning & Zoning Commission, February 24, 2026, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on February 11, 2026 at 4:30 p.m.

Diana Boone, 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.