City Council & Board of Adjustment Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, October 06, 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 Ana Grace Husted
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
IT Director Jason Weinstock
Planning Director Tory Carpenter
Parks & Community Services Director Andy Binz
People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

BOARD OF ADJUSTMENT

CALL TO ORDER & ROLL CALL

Board Members
Chair Bill Foulds, Jr.
Taline Manassian
Ana Grace Husted
Geoffrey Tahuahua
Travis Crow
Sherrie Parks

BOARD OF ADJUSTMENT AGENDA

1. **Public hearing, discussion, and consideration of approval of VAR2026-007: a variance request to reduce on-site parking requirements for the Headwaters East Commercial development.** *Applicant: Daniel Campbell (ME Headwaters REG, LP).*

    a. Applicant Presentation
    b. Staff Report
    c. Planning & Zoning Commission Report
    d. Public Hearing
    e. Variance

CITY COUNCIL

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.

2. **Approval of the August 4, 2026 City Council Special Meeting Minutes.**

3. **Approval of the August 11, 2026 City Council Special Meeting Minutes.**

4. **Approval of the August 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

5. **Approval of the appointment of Hannah Wier to the Farmers Market Committee for a two (2) year term ending on June 30, 2028.** *Sponsor: Mayor Pro Tem Taline Manassian*

6. **Approval of the appointment of Jason Neyland and the reappointment of Todd Purcell, Penny Reeves, and Terry Polk to the Dripping Springs Ranch Park Board for a two (2) year term ending on September 30, 2028, and the reappointment of Todd Purcell as Chair for a one (1) year term.** *Sponsor: Council Member Sherrie Parks*

7. **Approval of a Resolution of the City of Dripping Springs designating News-Dispatch as the Official Newspaper for the City of Dripping Springs for Fiscal Year 2026-2027.**

8. **Approval to authorize City Staff to exceed $50,000.00 worth of purchases from Chuck Nash for the purchase of a 2026 Chevrolet 3500 utilizing funding approved in the FY-2027 Budget.** *Sponsor: Mayor Bill Foulds*

9. **Approval of a Professional Services Agreement with Keenan E. Smith, AIA, doing business as City Lights Design Alliance, for TIRZ project management services for a one-year term beginning October 1, 2026, at $150 per hour, in an amount not to exceed $43,200; and authorize the City Administrator to execute the agreement.** *Sponsor: Mayor Pro Tem Taline Manassian*

BUSINESS AGENDA

10. **Discussion and possible action regarding a Resolution authorizing the publication of Notice of Intention to issue City of Dripping Springs, Texas Combination Tax and Surplus Revenue Certificates of Obligation, Series 2027 and other matters related thereto.** *Sponsor: Mayor Bill Foulds, Jr.*

11. **Discussion and possible action on ordinance amending Chapter 24, Article 24.02, Division 8, Section 24.02.351, and repealing Section 24.02.352, of the City Code of Ordinances to adopt the 2021 International Energy Conservation Code without local amendments; establishing transition rules; and providing for findings of fact, repealer, severability, effective date, and proper notice and meeting.** *Sponsor: Mayor Bill Foulds, Jr.*

12. **Discussion and possible action to approve the award of a contract related to the Mercer Street Paseo Phase 2 Project with a value not to exceed $100,000 to S&D Constructors, Inc.** *Sponsor: Mayor Pro Tem Taline Manassian*

13. **Discussion and possible action regarding the 2026 Songwriters Festival Temporary Road Closure and Traffic Control Plan for October 16-18, 2026, authorizing the temporary closure of a portion of College Street from Mercer Street 160 feet south towards Wallace Street (the entrance to Mazama's parking lot) and the temporary closure of the east bound lane of Mercer Street from North San Marcos Street to North Bluff Street.** *Sponsor: Mayor Bill Foulds, Jr.*

14. **Discussion and possible action regarding a Temporary Street Closure Permit Request from the Dripping Springs Lions Club to temporarily close portions of Mercer Street, College Street, San Marcos Street, and Old Fitzhugh Road on December 5, 2026 for the 2026 Christmas on Mercer event.** *Sponsor: Council Member Sherrie Parks*

15. **Review, discussion, and possible action regarding the current participation and use agreements between the City of Dripping Springs and the non-profit organizations involved in the Founders Day Festival: Dripping Springs Lions Club; Dripping Springs Cook-Off Club; St. Martin de Porres Catholic Church; Dripping Springs Knights of Columbus Council #11695; Veterans of Foreign Wars Post 2933; and Dripping Springs Independent School District.** *Sponsor: Council Member Sherrie Parks*

16. **Discussion and possible action regarding the proposed Founders Day Festival Official Participant Expression Ordinance and direction to staff concerning political campaign activity in the Festival's official program.** *Sponsor: Council Member Sherrie Parks*

17. **Discussion and possible action regarding an ordinance amending Article 2.02, Ethics, of the City of Dripping Springs Code of Ordinances to address disclosure of covered relationships, participation in matters presenting local conflicts, procedures for obtaining legal guidance, and related administration.** *Sponsor: Mayor Bill Foulds, Jr.*

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

18. **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)*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings
October 20, 2026 at 6:00 p.m.
November 3, 2026 at 6:00 p.m.
November 17, 2026 at 6:00 p.m.
December 1, 2026 at 6:00 p.m.
December 15, 2026 at 6:00 p.m.

Board, Commission, & Committee Meetings
DSRP Board, October 14, 2026 at 11:00 a.m.
Farmers Market Committee, October 15, 2026 at 10 a.m.
Utility Commission, October 15, 2026 at 4:00 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 September 30, 2026 at 4:00 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.