



DRIPPING SPRINGS
Texas

CITY COUNCIL WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, July 05, 2022 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the City Council present, Mayor Foulds, Jr. called the meeting to order at 6:01 p.m.

City Council Members present were:

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 absent was:

Council Member Sherrie Parks

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
City Attorney Laura Mueller
City Treasurer Shawn Cox
City Secretary Andrea Cunningham
IT Coordinator Jason Weinstock
Communications & Marketing Director Lisa Sullivan
Maintenance Director Craig Rice
Public Works Director Aaron Reed
Planning Director Howard Koontz
Senior Planner Tory Carpenter
City Engineer Chad Gilpin
Parks & Community Services Director Andrew Binz
Farmers Market Manager Charlie Reed
DSRP Manager Emily Nelson
DSRP Assistant Manager Lily Sellers
Aquatics & Programs Manager Mack Rusick
Community Events Coordinator Caylie Houchin
Event Center Coordinator/Farmers Market Specialist Johnna Krantz
Planning & Zoning Commission Chair Mim James
Transportation Consultant Leslie Pollack

Mayor Foulds, Jr. requested that the City Council consider Proclamations & Presentations Item 3 first.

WORKSHOP

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

1. Presentation and discussion regarding the Proposed Filed Municipal Budget for Fiscal Year 2023.

Shawn Cox gave a presentation which is on file. No action or vote was taken regarding this item.

**2. Presentation and Discussion related to an Ordinance rezoning a 36.28-acre property from Commercial Services (CS) to Planned Development District with a base zoning of CS, with 25.38-acres of residential uses and approximately 5.8-acres of commercial uses, and approximately 5.1-acres of utility spaces, as amended by the ordinance language herein, for property located at the southwest corner of U.S. 290 and Roger Hanks Blvd., in the City of Dripping Springs, Texas, and commonly known as “New Growth”.
*Applicant: Isaac Karpay, New Growth Living***

a. Applicant Presentation – Applicant Attorney Rex Baker gave a presentation which is on file.

b. Staff Report – Howard Koontz presented the staff report which is on file, and Mim James presented the Planning & Zoning Commission report.

c. Public Hearing – No one spoke during the Public Hearing.

d. Discussion – The City Council discussed the item and no action or vote was taken.

CITY COUNCIL REGULAR MEETING

PLEDGE OF ALLEGIANCE

Mayor Foulds, Jr. led the Pledge of Allegiance to the Flag.

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.

No one spoke during Presentation of Citizens.

PROCLAMATIONS & PRESENTATIONS

- 3. Proclamation proclaiming the month of July, 2022, as "Parks & Recreation Month" in the City of Dripping Springs, Texas. Sponsor: Councilmember Sherrie Parks.**

Council Member King read and presented the Proclamation to Andrew Binz.

Andrew Binz spoke and introduced the Parks & Community Services Department team members.

Via unanimous consent, the Proclamation proclaiming the month of July 2022, as "Parks & Recreation Month" in the City of Dripping Springs, Texas was approved.

The City Council returned the Workshop and Regular Meeting agenda as posted.

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.

Council Member Tahuahua stepped down from the dais and exited the Council Chambers.

- 4. Approval of a Resolution Confirming to Consent to MUD Number 7 at Double L Ranch otherwise known as Anarene.**

Filed as Resolution No. 2022-R25

- 5. Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Driftwood Subdivision Phase 1 Section 1 Wastewater Retrofit.**

Filed as Resolution No. 2022-R26

A motion was made by Mayor Pro Tem Manassian to approve Consent Agenda Items 4 – 5. Council Member Crow seconded the motion which carried unanimously 3 to 0.

BUSINESS AGENDA

- 6. Discuss and consider the Appointment of three (3) members to the Planning & Zoning Commission for terms ending June 30, 2024, and the Appointment of the Planning & Zoning Commission Chair for a term of one (1) year.**

Andrea Cunningham presented the staff report which is on file.

A motion was made by Mayor Pro Tem Manassian to approve the appointment of Tammie Williamson, Evelyn Strong and Douglas Shumway to the Planning & Zoning Commission for terms ending June 30, 2022; and, to appoint Mim James as the Planning & Zoning Commission Chair for a term of one year. Council Member King seconded the motion which carried unanimously 3 to 0.

Council Member Tahuahua returned to the dais.

7. **Public hearing and consideration of AN2022-0001: an application to consider annexation for approximately 38.068 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290 for approximately half of the property known as the Hardy Tract. Applicant: Brian Estes, P.E., Civil and Environmental Consultants Inc.**

- a. **Applicant Presentation** – Brian Estes was present and available for questions.

- b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the annexation application.

- c. **Public Hearing** – No one spoke during the Public Hearing.

- d. **Annexation** – A motion was made by Council Member King to approve AN2022-0001: an application to consider annexation for approximately 38.068 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290 for approximately half of the property known as the Hardy Tract. Council Member Tahuahua seconded the motion which carried unanimously 4 to 0.

Filed as Ordinance No. 2022-22

8. **Public hearing and consideration of ZA2022-0001: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 38.068 acres out of the Benjamin F. Hannah Survey, located at 2901 W US 290 for approximately half of the property known as the Hardy Tract. Applicant: Brian Estes, P.E., Civil and Environmental Consultants Inc.**

- a. **Applicant Presentation** – Brian Estes was present and available for questions.

- b. **Staff Report** - Tory Carpenter presented the staff report which is on file. Staff recommends approval of the zoning amendment.

- c. **Planning and Zoning Report** – Mim James presented the report. The Commission recommended approval 5 to 0.

- d. **Public Hearing** – Patrici Van Buskirk spoke during the Public Hearing regarding concerns related to traffic density and road use.

- e. **Zoning Amendment** – A motion was made by Council Member Crow to approve ZA2022-0001: an application to consider a proposed zoning map amendment from Agriculture (AG) to Single Family Residential - Moderate Density (SF-2) for approximately 38.068 acres out of the Benjamin F. Hannah Survey, located at 2901 W

US 290 for approximately half of the property known as the Hardy Tract. Council Member Tahuahua seconded the motion which carried unanimously 4 to 0.

Filed as Ordinance No. 2022-23

9. Discuss and consider approval of an extension for the Conditional Use Permit for Whim CUP #CUP2022-0003 for a tent at 27950 Ranch Road 12. Applicant: Jon Thompson, J Thompson Professional Consulting.

- a. **Applicant Presentation** – Jon Thompson presented the item. The applicant is requesting an extension to July 2024.
- b. **Staff Report** – Tory Carpenter presented the staff report which is on file. Staff recommends approval of the conditional use permit with the following recommendations: 1) The Conditional Use Permit expires on March 31, 2023, and 2) The applicant is required to remove all outdoor storage from the site by August 5, 2022.
- c. **Public Hearing** – No one spoke during the Public Hearing.
- d. **CUP Extension** – A motion was made by Council Member King to approve an extension for the Conditional Use Permit for Whim CUP #CUP2022-0003 for a tent at 27950 Ranch Road 12 through July 2024, pending that the Site Development Permit Application is submitted by the end of July 2022. Upon further discussion, Council Member King withdrew his motion.

A motion was made by Council Member Tahuahua to approve an extension for the Conditional Use Permit for Whim CUP #CUP2022-0003 for a tent at 27950 Ranch Road 12 with the following conditions:

- 1) The Conditional Use Permit expires on July 14, 2024;
- 2) The applicant is required to remove all outdoor storage from the site by August 5, 2022;
- 3) Administratively complete Site Development Application no later than September 30, 2022; and
- 4) If Administratively complete Site Development Application not submitted, the Conditional Use Permit expires on July 14, 2023.

Council Member King seconded the motion which carried unanimously 5 to 0.

Filed as Ordinance No. 2022-24

10. Discuss and consider possible action regarding variance requests to the Dripping Springs Water Supply Corp for irrigation schedules and reduced water consumption at Sports and Recreation Park and Founders Memorial Park. Sponsor: Mayor Bill Foulds, Jr.

Council Member Crow recused from this item and exited the dais.

Craig Rice presented the staff report which is on file. Staff recommends approval of the variance request.

A motion was made by Mayor Pro Tem Manassian to approve a variance request to the Dripping Springs Water Supply Corp for irrigation schedules and reduced water consumption at Sports and Recreation Park and Founders Memorial Park. Council Member King seconded the motion which carried 3 to 0 to 1, with Council Member Crow recused.

Council Member Crow returned to the dais.

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.

Report is on file and available for review upon request.

11. Transportation Committee 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.

The City Council did not meet in Executive Session.

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

July 12, 2022, at 5:00 p.m. (CC)
July 19, 2022, at 6:00 p.m. (CC)
July 26, 2022, at 5:00 p.m. (CC)
August 2, 2022, at 6:00 p.m. (CC & BOA)

Board, Commission & Committee Meetings

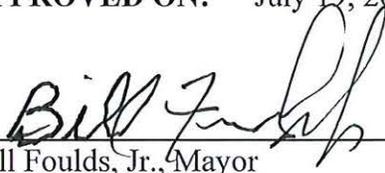
July 6, 2022, DSRP Board at 11:00 a.m.
July 11, 2022, TIRZ No. 1 & No. 2 Board at 4:00 p.m.
July 11, 2022, Founders Day Commission at 6:30 p.m.
July 12, 2022, Planning & Zoning Commission at 6:00 p.m.
July 13, 2022, Utility Commission at 4:00 p.m.
July 18, 2022, Parks & Recreation Commission at 6:00 p.m.

ADJOURN

A motion was made by Council Member King to adjourn the meeting. Mayor Pro Tem Manassian seconded the motion which carried unanimously 4 to 0.

This workshop and regular meeting adjourned at 9:18 p.m.

APPROVED ON: July 19, 2022



Bill Foulds, Jr., Mayor

ATTEST:



Andrea Cunningham, City Secretary

