



**Board of Adjustment Special Meeting / City Council
Regular Meeting**

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, July 15, 2025, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

Mayor Foulds called the meeting to order at 6:04 p.m.

Board of Adjustment Members Present

Chair Bill Foulds, Jr.
Board Member Wade King
Board Member Geoffrey Tahuahua
Board Member Travis Crow
Board Member Sherrie Parks
Alternate Charles Busbey

Board of Adjustment Members Absent

Vice Chair Taline Manassian

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Alani
Planning Director Tory Carpenter
City Secretary Diana Boone
Senior Planner Sara Varvarigos
Transportation Engineer Leslie Pollack
Project Manager Keenan Smith
People & Communications Director Lisa Sullivan
Parks & Community Services Director Andy Binz

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Tahuahua.

BOARD OF ADJUSTMENT SPECIAL MEETING

1. **Public hearing, discussion, and consideration of approval of VAR2025-002: a variance request to allow a commercial building associated with the Dripping Springs Sports Club to be larger than the 100,000 square feet limit in the Planned Development District No.**

6 zoning district for a property located at the northwest intersection of Canyonwood Drive and US 290. Applicant: Drew Rose, DSSC Equity, LLC

a. Applicant Presentation

Applicant Drew Rose presented and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented and recommended to postpone action to date certain to allow applicant to provide additional information related to the Traffic Impact Analysis.

c. Public Hearing

Hui-Yin Gli spoke in opposition of the variance request.

Mark Bennett spoke in opposition of the variance request.

Randy Foster spoke in opposition of the variance request.

Theodore Crawford spoke suggesting sound deadening materials be used around the outdoor multi-use courts.

Clint Newman spoke in opposition of the variance request.

d. Variance

A motion was made by Council Member Crow and seconded by Council Member Parks, to postpone Variance 2025-002 for the commercial building associated with the Dripping Springs Sports Club to date certain, September 2, 2025. The motion to postpone carried unanimously 5 to 0.

CITY COUNCIL MEETING

City Council Members Present

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

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.

Jay Howard with Texas Disposal Systems gave an update concerning the transition of solid waste services.

Arvind Amin spoke and suggested a regulation policy for short-term rentals.

Theodore Crawford spoke regarding a resident poll conducted in connection with the gate at Headwaters and Sunset Canyon neighborhoods.

BUDGET WORKSHOP

2. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026.** *Deputy City Administrator, Shawn Cox*

Budget item was presented by Deputy City Administrator Shawn Cox. No action was taken.

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.

3. **Approval of the June 17, 2025 City Council meeting minutes.**
4. **Approval of the re-appointment of Barney Austin and Lara Dudek to the Utility Commission for term ending June 30, 2027, and the re-appointment of Charlie Busbey as Chair for a one (1) year term.**
5. **Approval of the appointment of Taylor Houston to the Parks & Recreation Commission and the re-appointment of Paul Fushille and Kristy Caldwell for terms ending June 30, 2027, and the re-appointment of Paul Fushille as chair for a one (1) year term.**
6. **Approval of the appointment of Jamie Fuller to the Emergency Management Committee as a representative of the Chamber of Commerce for term ending January 1, 2026, and the appointment of Geoffrey Tahuahua as the Committee Chair for a one (1) year term ending June 30, 2026.**

7. **Approval of a resolution suspending the August 19, 2025 effective date of the rate request submitted by Texas Gas Service Company for the maximum period allowed by Gas Utility Regulatory Act § 104.107 to permit adequate time to study the request and to establish reasonable rates, cooperate with other cities in the Texas Gas Service Company's service area, and to hire legal counsel and consulting services to negotiate with the company and direct any necessary litigation and appeals; and to authorize intervention at the Railroad Commission of Texas.** *Sponsor: Mayor Pro Tem Taline Manassian*
8. **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Heritage Phase 3 - Drainage, Paving and Wastewater Improvements.** *Applicant: Liberty Civil Construction, LLC*
9. **Approval of an Agreement with Village Grove related to maintenance of improvements on city property.** *Applicant: Michael Slack, Taylor Morrison*

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the Consent Agenda items 3-9. The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to move item 12 to be discussed and considered next on the agenda. The motion carried unanimously 5 to 0.

12. **Discuss and consider approval of updated HDR Task Order and Budget related to the Old Fitzhugh Road Project based on expansion of tasks including TxDOT Grant Management.** *Sponsor: Mayor Pro Tem Taline Manassian*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the updated HDR Task Order and budget related to the Old Fitzhugh Road Project to include both the \$125,000 Task Order for HDR work in 2025 and 2026 TIRZ budgets and approval of the \$21,000 Task Order for HDR work related to the TxDOT sidewalk grant. The motion to approve carried unanimously 5 to 0.

10. **Discuss and consider approval of an Ordinance of the City of Dripping Springs, Texas amending Chapter 16; Prohibiting the Discharge of Fireworks within the Historic Districts.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member King and seconded by Mayor Pro Tem Manassian, to approve the ordinance as presented. The motion to approve carried 3 to 2.

Mayor Pro Tem Manassian - aye
Council Member King - aye
Council Member Tahuahua - nay
Council Member Crow - nay
Council Member Parks - aye

11. **Discuss and consider approval of draft bid package for Wayfinding Signage.** *Sponsor: Mayor Bill Foulds, Jr.*

No action taken. Staff direction was given, to form a committee to discuss design and bring back to council for consideration.

REPORTS

Reports listed are on file and available for review upon request. The City Council may provide staff direction; however, no action shall be taken.

13. **Legislative Report.** *Laura Mueller, City Attorney*

No action was taken.

14. **Planning Department Report.** *Tory Carpenter, Planning Director*

No action was taken.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for items 15-17, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 8:31 p.m.

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.

15. **Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*
16. **Consultation with city attorney related to legal issues regarding land use conditions on variances, special exceptions, and other zoning issues.** *(Consultation with Attorney, 551.071).*
17. **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*)

Closed Session ended at 8:43 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to bring item 15 out of Closed Session. The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the Hungry Wolf easement agreement with the additional language discussed in Closed Session. The motion to approve carried unanimously 5 to 0.

ADJOURN

A motion was made by Council Member Tahuahua and seconded by Council Member King, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 8:45 p.m.

APPROVED ON: *August 19, 2025*

Bill Foulds, Jr.

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone

Diana Boone, City Secretary

