



DRIPPING SPRINGS
Texas

CITY COUNCIL & BOARD OF ADJUSTMENT WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 01, 2022 at 6:00 PM

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 April Harris Allison
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 Secretary Andrea Cunningham
Communications & Marketing Director Lisa Sullivan
Parks & Community Services Director Kelly Schmidt
Aquatics & Programs Manager Mack Rusick
Farmers Market Manager Charlie Reed
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Public Works Director Aaron Reed

CITY COUNCIL & BOARD OF ADJUSTMENT REGULAR MEETING

PLEDGE OF ALLEGIANCE

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.

BOARD OF ADJUSTMENT

CALL TO ORDER AND ROLL CALL

Board of Adjustment Members

Bill Foulds, Jr., Chair

Taline Manassian

Wade King

Geoffrey Tahuahua

April Harris Allison

Sherrie Parks

Charlie Busbey (Alternate)

Joe Volpe (Alternate)

BOARD OF ADJUSTMENT AGENDA

- 1. Public hearing and consideration of VAR2022-0001: an application for a variance to allow an encroachment into the side building setback for a property located at 767 Bunker Ranch Blvd, being block 1, lot 1 out of the Bunker Ranch Phase 2 subdivision.**

Applicant: Trent Marino

- a. Applicant Presentation
- b. Staff Report
- c. Planning & Zoning Commission Report
- d. Public Hearing
- e. VAR2022-0001

CITY COUNCIL

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 a Resolution accepting a donation for the Sports and Recreation Park Adult Softball Fields from the Dripping Springs Adult Softball Association. Sponsor: Council Member Parks**
- 3. Approval of the February 15, 2022, City Council regular meeting minutes.**

- 4.** Approval of an Ordinance cancelling the May 7, 2022 general election and declaring each unopposed candidate elected to office; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause and providing an effective date.
- 5.** Approval of a Resolution authorizing the use of Coronavirus Local Fiscal Recovery funds for eligible costs not to exceed \$2,500.00 and approval of a Donation Agreement between the City of Dripping Springs and Dripping Springs Veterans of Foreign Wars Post 2933 and American Legion Post 290. *Sponsor: Mayor Foulds.*

BUSINESS AGENDA

- 6.** Discuss and consider approval of a Maintenance and Use Agreement between DSYSA and City of Dripping Springs for the adult softball fields at Sports and Recreation Park. *Sponsor: Council Member Parks*
- 7.** Discuss and consider approval of an Ordinance amending the Fee Schedule for fees related to Farmers Market operations. *Sponsor: Council Member Parks.*
- 8.** Public hearing and possible action related to an Ordinance amending the requirements for accessory dwelling units under Chapter 30, Exhibit A Zoning Ordinance, Section 1: General Provisions, Section 3: Zoning Districts, Section 5: Development Standards and Use Regulations, and Appendix E: Zoning Use Regulations. *Sponsor: Mayor Foulds, Jr.*
 - a. Staff Report
 - b. Public Hearing
 - c. Planning & Zoning Commission Report
 - d. ADU Zoning Amendment
- 9.** Discuss and consider approval of the Appointment of members to the Comprehensive Plan and Development Code Rewrite Committee.
- 10.** Discuss and consider approval of an Interlocal Agreement between the Dripping Springs Independent School District and the City of Dripping Springs regarding the proposed City of Dripping Springs Sanitary Sewer Easement of 0.227 acres at the Site of the Administration Buildings Abstract No. 415, R17997 & R97630. *Sponsor: Mayor Foulds, Jr.*
- 11.** Discuss and consider approval of the Appointment of one at-large and one DSYSA representative to the Parks & Recreation Commission for unexpired terms ending June 30, 2022.
- 12.** Discuss and consider approval of the Appointment of an individual as interim Chair of the Utility Commission.

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.

13. **Consultation with City Attorney and Deliberation on Real Property related to easements for road improvements at Roger Hanks Parkway and South Regional Water Reclamation Project.** *Consultation with City Attorney, 551.071; Deliberation on Real Property, 551.072*
14. **Deliberation of Real Property regarding the sale or purchase of real property related to an area in downtown Dripping Springs.** *551.072, Deliberation regarding Real Property.*
15. **Consultation with City Attorney related to legal issues related to an agreement for comprehensive plan services.** *551.071, Consultation with Attorney.*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

March 8, 2022, at 5:00 p.m. (Moratorium Waivers)

March 15, 2022, at 6:00 p.m. (CC)

March 22, 2022, at 5:00 p.m. (Moratorium Waivers)

Board, Commission & Committee Meetings

March 2, 2022, DSRP Board at 11:00 a.m.

March 3, 2022, Historic Preservation Commission at 4:00 p.m.

March 7, 2022, Parks & Recreation Commission at 6:00 p.m.

March 8, 2022, Planning & Zoning Commission at 6:00 p.m.

March 9, 2022, Utility Commission at 4:00 p.m.

March 14, 2022, TIRZ No. 1 & No. 2 Board at 4:00 p.m.

March 14, 2022, Founders Day Commission at 6:30 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, on **February 25, 2022, at 4:00 p.m.***

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.



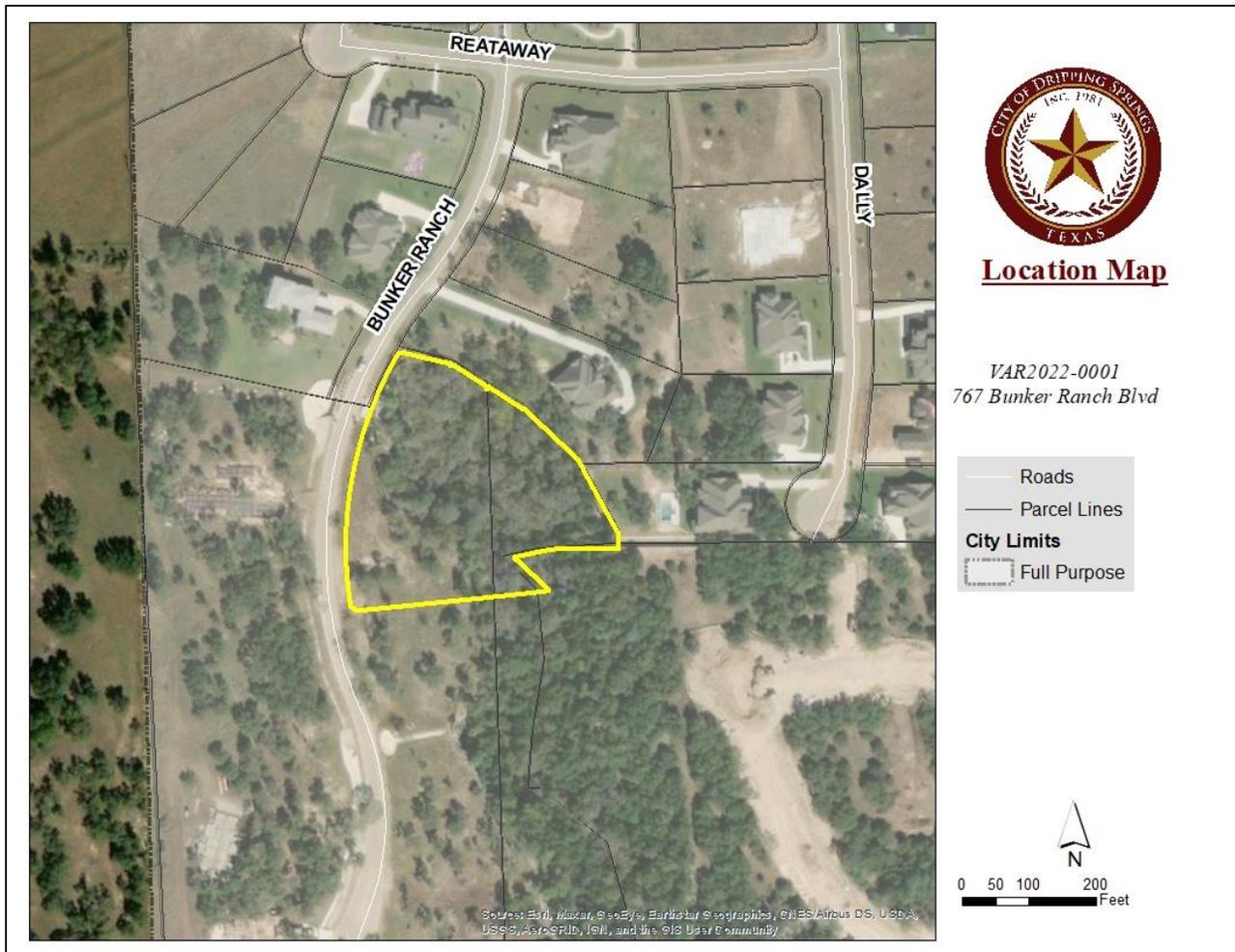
City Council Planning Department Staff Report

Item # 1.

City Council: March 1, 2021
Project No: VAR2022-0001
Project Planner: Tory Carpenter, Senior Planner

Item Details

Project Name: Bunker Ranch Building Setback
Property Location: 767 Bunker Ranch Boulevard
Legal Description: Lot 1 Block 1 Bunker Ranch Phase 2
Applicant: Trent Marino
Property Owner: Trent Marino
Request: Applicant is requesting a variance to Section 3.4.4(b)(2) requiring a 15-foot side setback for properties zoned SF-2 for an existing home.



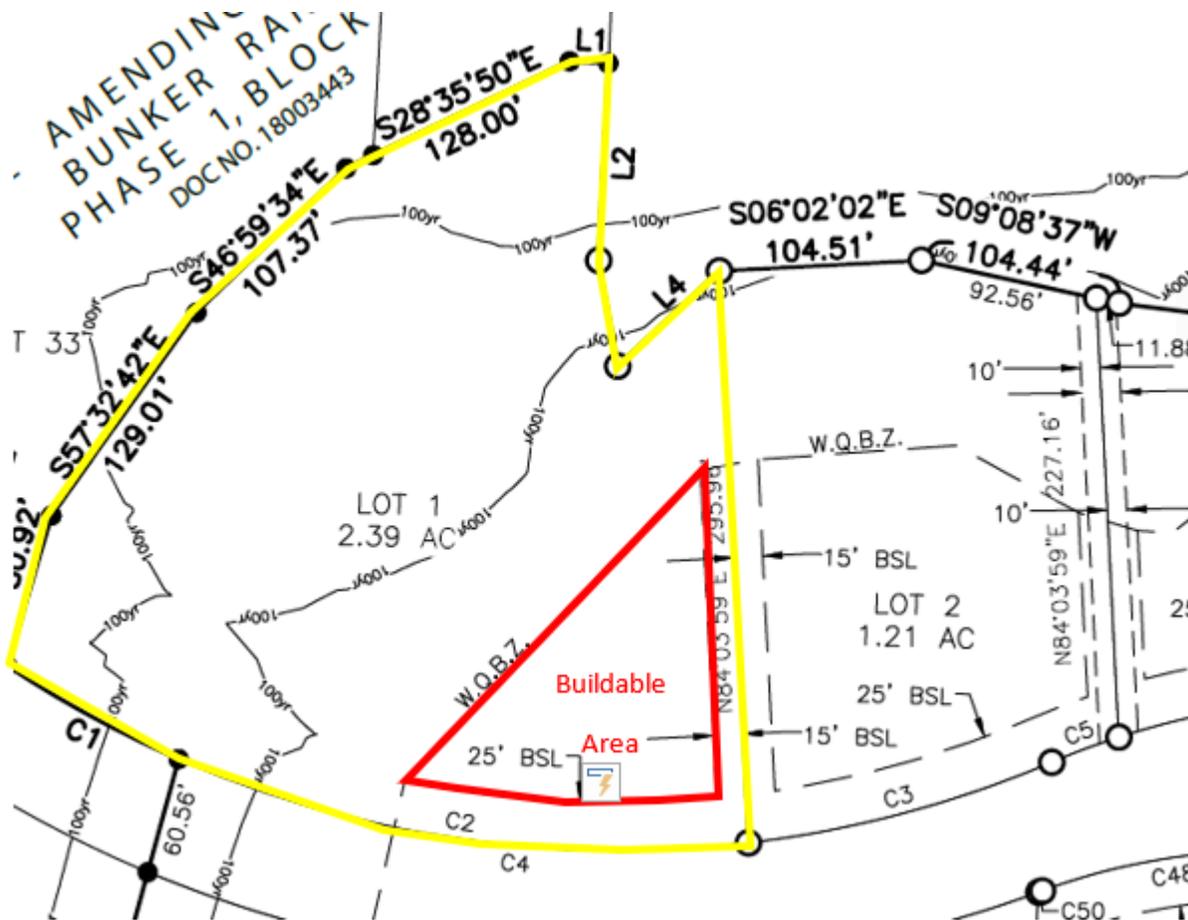
Overview

The applicant is requesting a variance to encroach into the side setback of 15 feet for a recently-constructed home in the Bunker Ranch Subdivision. The applicant applied for building permits which were approved with the house shown meeting the setback requirements. However, HOA architectural requirements called for a “bump out” to meet blank wall limitations in the deed restrictions. The applicant was granted a setback variance from the HOA and provided updated building plans with the City to reflect the change. However, there were discrepancies in the submitted plans and the building permit was approved and construction completed on the home.

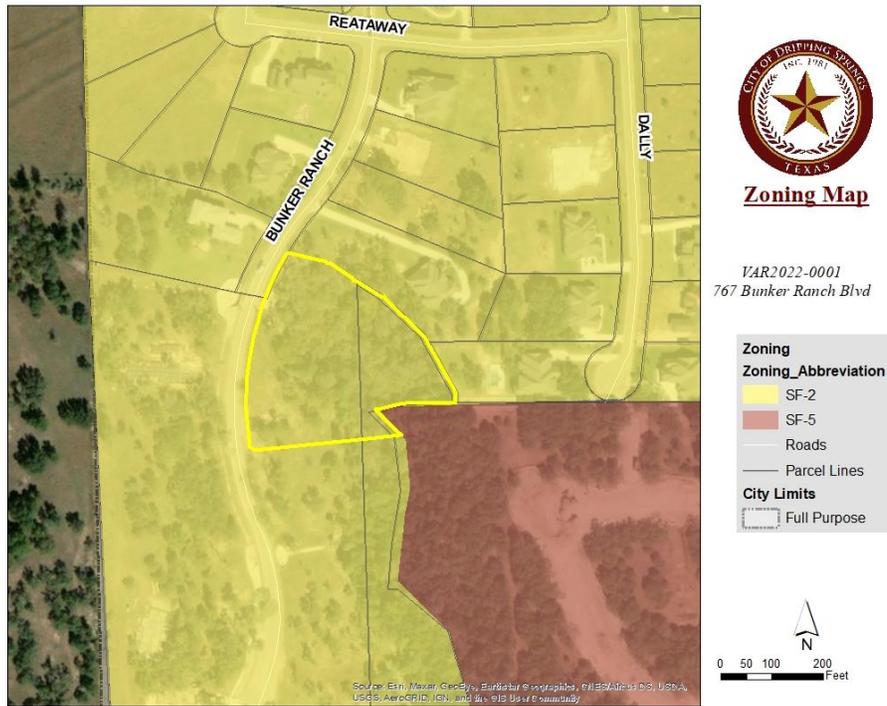
The property owner provided the following description of the hardship and reason for this request:

1. The garage bump out goes into the 15’ side setback by about 1’ for the length of 17’.
2. Water quality buffer zone is over 3/4 of the lot. In order to make a house fit, it has to be up against the south property.
3. The bump out was required by the HOA to meet neighborhood ordinance.
4. There is landscaping around it, and by adding this bump out it conforms to HOA requirements.

Code Requirement	Applicant Request	Required Yard Deficit
15-foot rear yard.	Construct home 14 feet from the property line.	1 foot (6.66% deviation)



Surrounding Properties



Direction	Zoning District	Existing Use	Comprehensive Plan
North	SF-2	Single Family	The area is not shown on the city’s comprehensive future land use plan.
East	SF-2 / SF-5	Single Family	
South	SF-2	Single Family	
West	SF-2	Single Family	

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	There is a drainage easement across most the property significantly limiting the overall building area.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and By preserving the natural features and topography of the land; and	While a home can be built in the established buildable area, this variance is necessary to avoid having to remove or modify the existing structure.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	Granting of the variance would not be detrimental to the public health, safety, welfare, or injurious to other property within the area.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	The requested one foot encroachment into the setback is considered a minimum departure from the requirement.

<p>5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and</p>	<p>The request is not based solely on economic gain and the constraints of this property do not affect other properties in the vicinity.</p>
<p>6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that:</p> <ul style="list-style-type: none"> a. the public health, safety and welfare may be secured; and b. that substantial justice may be done. 	<p>This request is consistent with the purpose and intent of the code.</p>

Summary and Recommendation

Staff recommends approval of the variance request. At their February 22 meeting, the Planning & Zoning Commission voted unanimously to approve the variance request.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Variance request.

Meetings Schedule

February 22, 2022 Planning & Zoning Commission

March 1, 2022 Board of Adjustments

Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Materials

Recommended Action	Recommend approval of the requested variance
Alternatives/Options	Recommend disapproval of the variance with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

Project Number: _____ - _____
Only filled out by staff



DRIPPING SPRINGS
Texas

BILLING CONTACT FORM

Project Name: 767 Bunker Ranch

Project Address: 767 Bunker Ranch Blvd

Project Applicant Name: Trent Marino

Billing Contact Information

Name: Trent Marino

Mailing Address: 317 Grace Lane Suite 240
Austin TX 78746

Email: trentmarino02@hotmail.com Phone Number: 409-550-3425

Type of Project/Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.


Signature of Applicant

1/26/22
Date



DRIPPING SPRINGS
Texas

Item # 1.

City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Trent Marino
STREET ADDRESS 767 Bunker Ranch Blvd
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 409-550-3425 EMAIL trentmarino02@hotmail.com

APPLICANT NAME Trent Marino
COMPANY _____
STREET ADDRESS _____
CITY _____ STATE _____ ZIP CODE _____
PHONE _____ EMAIL _____

APPLICATION TYPE

<input type="checkbox"/> ALTERNATIVE STANDARD	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> WAIVER

PROPERTY INFORMATION

PROJECT NAME	767 Bunker Ranch
PROPERTY ADDRESS	767 Bunker Ranch Blvd
CURRENT LEGAL DESCRIPTION	Lot 1 Block 1 Phase 2 Bunker Ranch
TAX ID#	
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- o Description of request & reference to section of the Code of Ordinances applicable to request:

Garage bumpout goes into the 15' side ~~setback~~ setback by ~~approx~~ about 1' for a length of 17'

- o Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

- Water quality buffer zone is over 3/4 of the lot. In order to make a house fit, it has to be up against south property line

- The Bump out ^{was} required ~~by~~ by HOA to meet neighborhood ordinances.

- o Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

There is landscaping around it, ~~and~~ by adding this bump out it conforms to HOA requirements.

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



 Applicant Signature

1/26/22

 Date

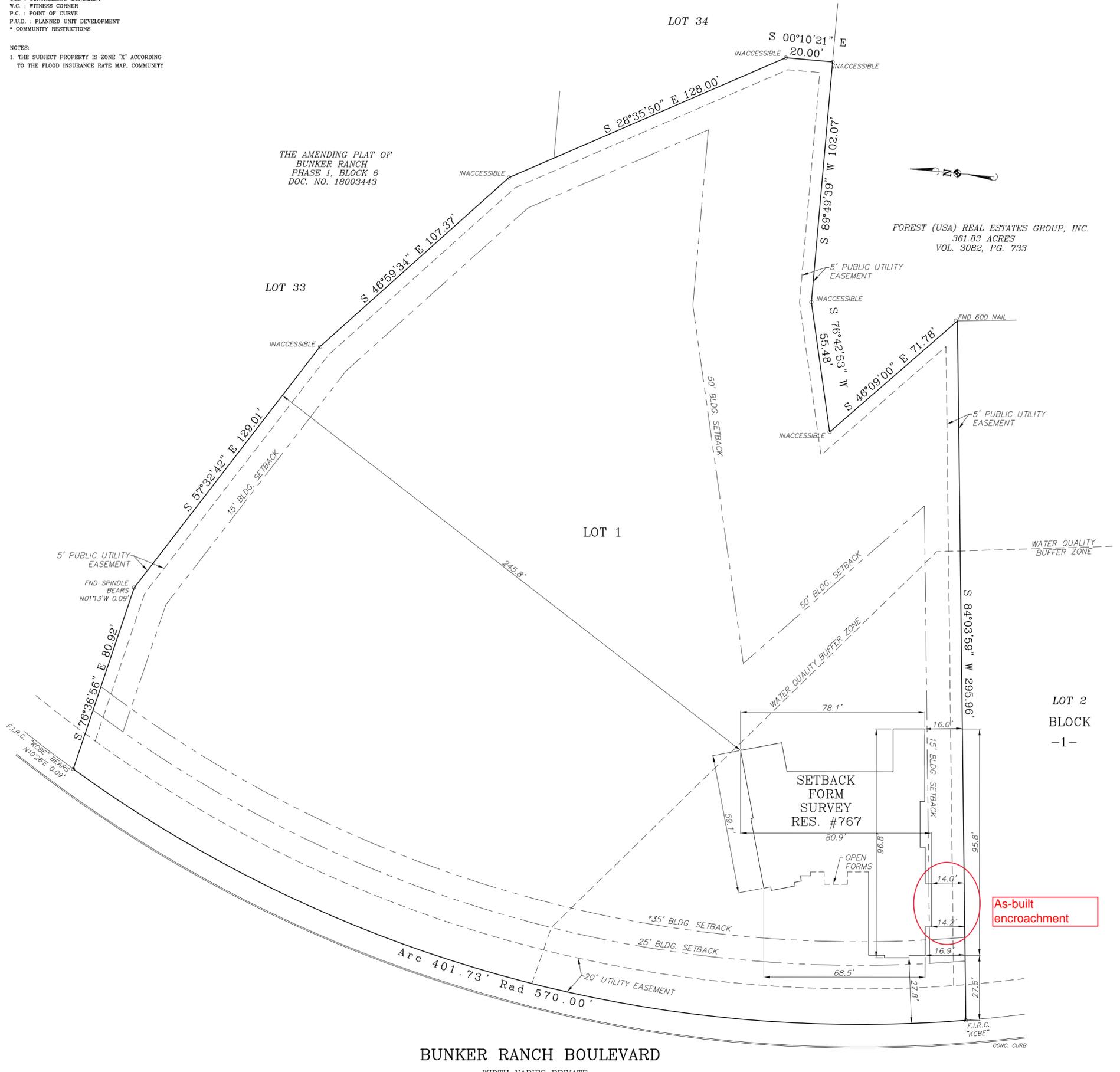
CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Cut/Fill Data Sheet (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (<i>if applicable</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

LEGEND
 F.I.R. : FOUND 1/2" IRON ROD
 S.I.R.C. : SET 1/2" IRON ROD W/CAP
 F.I.R.C. : FOUND 1/2" IRON ROD W/CAP
 C.M. : CONTROLLING MONUMENT
 W.C. : WITNESS CORNER
 P.C. : POINT OF CURVE
 P.U.D. : PLANNED UNIT DEVELOPMENT
 * COMMUNITY RESTRICTIONS

NOTES:
 1. THE SUBJECT PROPERTY IS ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY

THE AMENDING PLAT OF
 BUNKER RANCH
 PHASE 1, BLOCK 6
 DOC. NO. 18003443

FOREST (USA) REAL ESTATES GROUP, INC.
 361.83 ACRES
 VOL. 3082, PG. 733



BUNKER RANCH BOULEVARD
 WIDTH VARIES PRIVATE

SCALE: 1" = 30'

SETBACK AND OFFSET MEASUREMENTS SHOWN ARE MEASURED TO THE CONCRETE FOUNDATION.
 All found property corners shown on this Survey do not exceed horizontal tolerance(s) as defined by the Texas Board of Professional Land Surveying and do not deviate enough from Record information, unless otherwise noted.

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE, CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, PROTRUSIONS OR INTRUSIONS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR RIGHT-OF-WAYS.

JOB ADDRESS: 767 BUNKER RANCH BOULEVARD
 SURVEYED FOR: -

THIS 28th DAY OF APRIL, 20 21 A.D.
 DATE OF LAST FIELD VISIT: 04-16-21



SOUTH TEXAS ENGINEERING, INC.
 CIVIL • STRUCTURAL • ENVIRONMENTAL
 SURVEYING • LAND DEVELOPMENT
 4241 E. PIEDRAS DRIVE, SUITE 100 TEL (210) 736-2646
 SAN ANTONIO, TEXAS 78228-1422 FAX (210) 736-2359

SURVEY PLAT OF:
 LOT 1, BLOCK 1, BUNKER RANCH, PHASE 2, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD UNDER DOCUMENT NUMBER 20017197 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

DRAWN	No.	REVISIONS:	BY

DRAWN FH
 CHECKED JMG
 DATE 04-27-21
 JOB No. 20211183
 SHEET - OF -
 CAD FILE

767 Bunker Ranch



Apr-21-2021

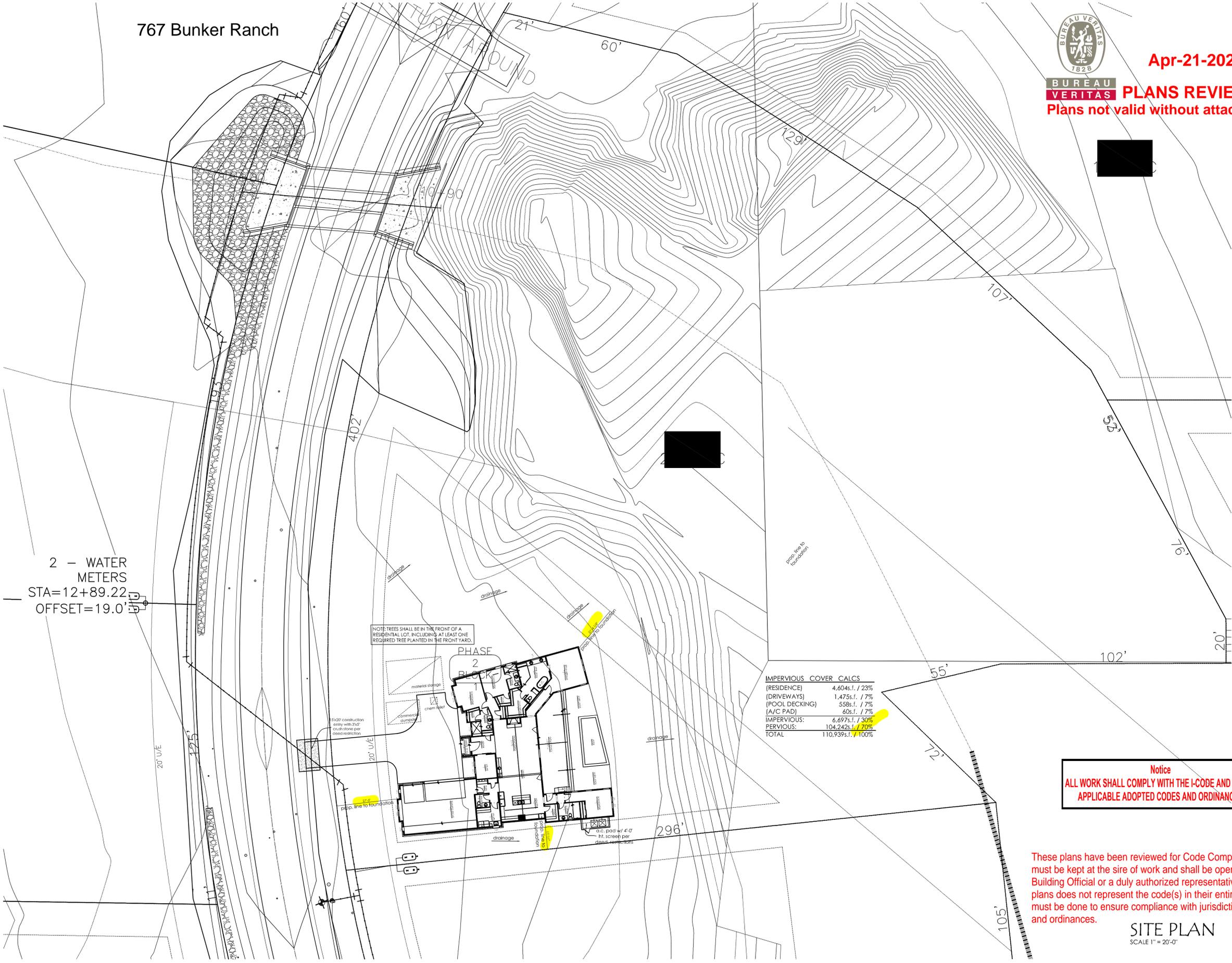
PLANS REVIEWED
Plans not valid without attached notes

- GENERAL SITE NOTES:**
- 1.0 BUILDER TO RESURFACE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
 - 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER & APPROVED BY HOME OWNERS ASSOCIATION.
 - 3.0 MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 12" UNLESS NOTED OTHERWISE BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
 - 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATE - GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
 - 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
 - 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
 - 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - 13.0 MAIL TO BE DELIVERED TO MAILBOX KIOSK. NO MAILBOX NECESSARY ON LOT.
 - 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - 16.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - 17.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

Plans required to be on-site for ALL INSPECTIONS

Total Development SET BACKS

FRONT	25'
REAR	25'
SIDE (I)	15'
SIDE (E)	25'
MASONRY %	
SQ FT	40% IC



2 - WATER METERS
STA=12+89.22
OFFSET=19.0'

NOTE: TREES SHALL BE IN THE FRONT OF A RESIDENTIAL LOT, INCLUDING AT LEAST ONE REQUIRED TREE PLANTED IN THE FRONT YARD.

IMPERVIOUS COVER CALCS

(RESIDENCE)	4,604s.f. / 23%
(DRIVEWAYS)	1,475s.f. / 7%
(POOL DECKING)	538s.f. / 3%
(A/C PAD)	60s.f. / 0.3%
IMPERVIOUS:	6,677s.f. / 33%
PERVIOUS:	124,242s.f. / 67%
TOTAL	130,919s.f. / 100%

Notice
ALL WORK SHALL COMPLY WITH THE I-CODE AND OTHER APPLICABLE ADOPTED CODES AND ORDINANCES

These plans have been reviewed for Code Compliance. Reviewed plans must be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative. Review of these plans does not represent the code(s) in their entirety. Field verification must be done to ensure compliance with jurisdiction adopted code(s) and ordinances.

SITE PLAN
SCALE 1" = 20'-0"

design visions
unique residential design

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PROJECT:
Project Name

A-1
1 of 12

date: xx.xx.20
project #: xxxxx



BUNKER RANCH BLK 1 LOT 1 SPEC - PROGRESS SET

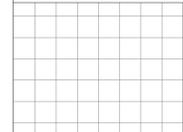
Bunker Ranch Blk 1 Lot 1 Spec

Bunker Ranch Blvd.
Dripping Springs, Tx.

design visions
unique residential design

512.583.0059

www.designvisionsofaustin.com



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PROJECT:
Bunker Ranch Blk 1
Lot 1 Spec
Cover

A-0

date: 02.01.21
project # 20109



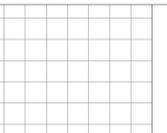
Bunker Ranch Blk 1 Lot 1 Spec

Bunker Ranch Blvd,
Dripping Springs, Tx.

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unique residential design

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PROJECT:
Bunker Ranch Blk 1
Lot 1 Spec
Rendering

A-0.2

date: 02.01.21
project # 20109

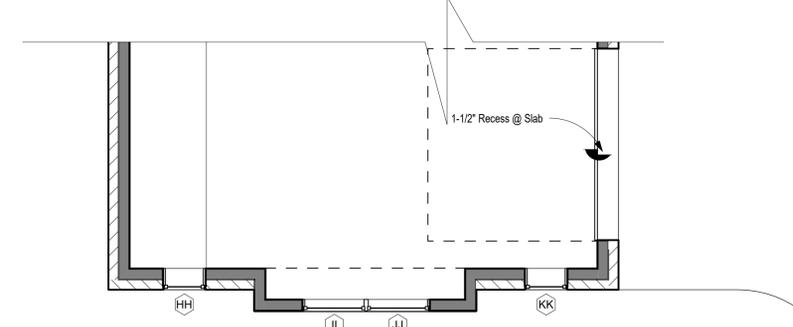


Keynote Legend	
Key Value	Keynote Text
1	STONE COUNTERTOP
2	12" DEEP UPPER CABINET
3	24" DEEP UPPER CABINET
4	24" DEEP BASE CABINET
5	TALL CABINET
11	SHOWER GLASS PANEL
12	LINEAR DRAIN
13	DRAIN

Door Schedule				
Mark	Width	Height	Head Height	Comments
1	4'-0"	8'-0"	8'-0"	
2	2'-4"	8'-0"	8'-0"	
3	2'-4"	8'-0"	8'-0"	
4	2'-8"	8'-0"	8'-0"	
5	2'-4"	8'-0"	8'-0"	
6	2'-4"	8'-0"	8'-0"	
7	2'-8"	8'-0"	8'-0"	
8	2'-4"	8'-0"	8'-0"	
9	3'-0"	8'-0"	8'-0"	
10	2'-8"	8'-0"	8'-0"	
11	3'-0"	8'-0"	8'-0"	
12	2'-4"	8'-0"	8'-0"	
13	2'-4"	8'-0"	8'-0"	
14	16'-0"	10'-0"	10'-0"	
15	4'-0"	8'-0"	8'-0"	
16	2'-0"	8'-0"	8'-0"	
17	2'-8"	8'-0"	8'-0"	
18	2'-6"	8'-0"	8'-0"	
19	2'-8"	8'-0"	8'-0"	
20	2'-4"	8'-0"	8'-0"	
21	3'-0"	8'-0"	8'-0"	
22	2'-4"	8'-0"	8'-0"	
23	2'-8"	8'-0"	8'-0"	
24	5'-0"	8'-0"	8'-0"	
25	18'-0"	8'-0"	8'-0"	
26	9'-0"	8'-0"	8'-0"	

SQUARE FOOTAGE CHART	
HEATED	
MAIN HEATED	3,080 SF.
TOTAL HEATED	3,080 SF.
UNHEATED	
2-CAR GARAGE	853 SF.
COV'D. PATIO	571 SF.
COV'D. ENTRY	33 SF.
MASONRY	67 SF.
TOTAL UNHEATED	1,524 SF.
TOTAL COV'D. AREA	4,604 SF.
TOTAL IMPERVIOUS	4,604 SF.

Window Schedule				
Mark	Width	Height	Head Height	Comments
A	3'-0"	7'-0"	10'-0"	
AA	3'-0"	6'-0"	8'-0"	
B	3'-0"	7'-0"	10'-0"	
BB	3'-0"	6'-0"	8'-0"	
C	4'-0"	2'-0"	10'-0"	
CC	3'-0"	6'-0"	8'-0"	
D	2'-0"	3'-0"	8'-0"	
DD	3'-0"	6'-0"	8'-0"	
E	2'-0"	3'-0"	8'-0"	
EE	3'-0"	6'-0"	8'-0"	
F	3'-0"	6'-0"	8'-0"	
FF	2'-0"	2'-0"	8'-0"	
G	3'-0"	6'-0"	8'-0"	
GG	3'-0"	4'-6"	8'-0"	
H	3'-0"	6'-0"	8'-0"	
HH	2'-0"	3'-0"	8'-0"	
I	3'-0"	6'-0"	8'-0"	
J	3'-0"	6'-0"	8'-0"	
JJ	3'-0"	2'-0"	8'-0"	
KK	8'-0"	2'-0"	9'-6"	
LL	3'-0"	2'-0"	6'-11"	
M	3'-0"	2'-0"	10'-0"	
MM	3'-0"	2'-0"	6'-11"	
N	3'-0"	6'-0"	8'-0"	
NN	3'-0"	2'-0"	6'-11"	
O	3'-0"	2'-0"	10'-0"	
OO	3'-0"	2'-0"	6'-11"	
P	3'-0"	6'-0"	8'-0"	
PP	3'-0"	2'-0"	6'-11"	
Q	3'-0"	2'-0"	10'-0"	
R	3'-0"	6'-0"	8'-0"	
S	3'-0"	2'-0"	10'-0"	
U	3'-0"	6'-0"	8'-0"	
V	3'-0"	2'-0"	10'-0"	
W	3'-0"	6'-0"	8'-0"	
X	3'-0"	2'-0"	10'-0"	
Y	4'-0"	8'-0"	10'-0"	
Z	4'-0"	8'-0"	10'-0"	



1 Level 1 - Labeled Floor Plan
1/4" = 1'-0"

Bunker Ranch Blk 1 Lot 1 Spec

Bunker Ranch Blvd.
Dripping Springs, Tx.

design visions
unique residential design

512.583.0059
www.designvisionsofaustintx.com



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PROJECT:
Bunker Ranch Blk 1
Lot 1 Spec
Level 1 - Labeled Plan

A-2

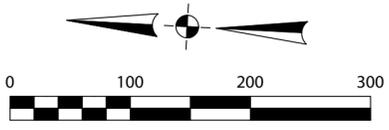
date: 02.01.21
project # 20109

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.91'	570.00'	10°08'38"	N25°33'04"E	100.78'
C2	300.82'	570.00'	30°14'18"	S05°21'36"W	297.34'
C3	162.70'	570.00'	16°21'17"	S17°56'12"E	162.15'
C4	564.44'	570.00'	56°44'13"	N02°15'16"E	541.66'
C5	37.02'	410.00'	5°10'25"	S23°31'38"E	37.01'
C6	144.97'	410.00'	20°15'34"	S10°48'38"E	144.22'
C7	136.60'	410.00'	19°05'21"	S08°51'50"W	135.97'
C8	20.86'	410.00'	2°54'53"	S19°51'57"W	20.85'
C9	339.45'	410.00'	47°26'13"	N02°23'44"W	329.84'
C10	39.27'	25.00'	90°00'00"	N23°40'37"W	35.36'
C12	18.56'	55.00'	19°20'08"	N74°25'24"E	18.47'
C13	102.00'	55.00'	106°15'15"	S42°46'54"E	88.00'
C15	141.63'	55.00'	147°32'42"	S84°07'05"W	105.62'
C16	262.19'	55.00'	273°08'06"	N21°19'23"E	75.63'
C17	12.74'	25.00'	29°12'06"	N36°42'38"W	12.60'
C18	7.58'	25.00'	17°21'56"	N59°59'39"W	7.55'
C20	39.27'	25.00'	90°00'00"	N66°19'23"E	35.36'
C21	40.46'	25.00'	92°43'31"	S25°02'23"E	36.19'
C22	118.95'	720.00'	9°27'57"	N76°08'07"W	118.82'
C23	211.94'	720.00'	16°51'56"	N89°18'04"W	211.18'
C24	198.25'	720.00'	15°46'35"	S74°22'40"W	197.63'
C25	52.41'	720.00'	4°10'16"	S64°24'15"W	52.40'
C47	119.91'	330.00'	20°49'11"	N10°54'48"E	119.25'
C48	137.29'	330.00'	23°50'15"	N11°24'55"W	136.31'
C50	2.00'	630.00'	0°10'53"	N23°14'36"W	2.00'
C51	141.91'	630.00'	12°54'23"	N16°41'58"W	141.61'
C52	135.93'	630.00'	12°21'44"	N04°03'54"W	135.67'
C53	193.25'	630.00'	17°34'31"	N10°54'13"E	192.49'
C54	473.09'	630.00'	43°01'31"	S01°49'17"E	462.05'
C55	60.40'	50.00'	69°12'38"	N45°16'35"E	56.79'
C56	72.10'	50.00'	82°37'17"	N30°38'23"W	66.01'
C57	132.50'	50.00'	151°49'55"	S03°57'56"W	96.99'
C58	62.66'	565.00'	6°21'15"	S49°50'10"E	62.63'
C59	122.36'	565.00'	12°24'29"	S59°13'02"E	122.12'
C60	185.02'	565.00'	18°45'44"	N56°02'24"W	184.19'
C63	257.21'	330.00'	44°39'26"	S01°00'20"E	250.75'



VICINITY MAP
SCALE: 1"=2000'

FINAL PLAT OF BUNKER RANCH PHASE 2 43.85 ACRES



FORESTAR (USA) REAL ESTATE GROUP, INC.
361.83 ACRES
VOL. 3083, PG. 733

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.91'	570.00'	10°08'38"	N25°33'04"E	100.78'
C2	300.82'	570.00'	30°14'18"	S05°21'36"W	297.34'
C3	162.70'	570.00'	16°21'17"	S17°56'12"E	162.15'
C4	564.44'	570.00'	56°44'13"	N02°15'16"E	541.66'
C5	37.02'	410.00'	5°10'25"	S23°31'38"E	37.01'
C6	144.97'	410.00'	20°15'34"	S10°48'38"E	144.22'
C7	136.60'	410.00'	19°05'21"	S08°51'50"W	135.97'
C8	20.86'	410.00'	2°54'53"	S19°51'57"W	20.85'
C9	339.45'	410.00'	47°26'13"	N02°23'44"W	329.84'
C10	39.27'	25.00'	90°00'00"	N23°40'37"W	35.36'
C12	18.56'	55.00'	19°20'08"	N74°25'24"E	18.47'
C13	102.00'	55.00'	106°15'15"	S42°46'54"E	88.00'
C15	141.63'	55.00'	147°32'42"	S84°07'05"W	105.62'
C16	262.19'	55.00'	273°08'06"	N21°19'23"E	75.63'
C17	12.74'	25.00'	29°12'06"	N36°42'38"W	12.60'
C18	7.58'	25.00'	17°21'56"	N59°59'39"W	7.55'
C20	39.27'	25.00'	90°00'00"	N66°19'23"E	35.36'
C21	40.46'	25.00'	92°43'31"	S25°02'23"E	36.19'
C22	118.95'	720.00'	9°27'57"	N76°08'07"W	118.82'
C23	211.94'	720.00'	16°51'56"	N89°18'04"W	211.18'
C24	198.25'	720.00'	15°46'35"	S74°22'40"W	197.63'
C25	52.41'	720.00'	4°10'16"	S64°24'15"W	52.40'
C47	119.91'	330.00'	20°49'11"	N10°54'48"E	119.25'
C48	137.29'	330.00'	23°50'15"	N11°24'55"W	136.31'
C50	2.00'	630.00'	0°10'53"	N23°14'36"W	2.00'
C51	141.91'	630.00'	12°54'23"	N16°41'58"W	141.61'
C52	135.93'	630.00'	12°21'44"	N04°03'54"W	135.67'
C53	193.25'	630.00'	17°34'31"	N10°54'13"E	192.49'
C54	473.09'	630.00'	43°01'31"	S01°49'17"E	462.05'
C55	60.40'	50.00'	69°12'38"	N45°16'35"E	56.79'
C56	72.10'	50.00'	82°37'17"	N30°38'23"W	66.01'
C57	132.50'	50.00'	151°49'55"	S03°57'56"W	96.99'
C58	62.66'	565.00'	6°21'15"	S49°50'10"E	62.63'
C59	122.36'	565.00'	12°24'29"	S59°13'02"E	122.12'
C60	185.02'	565.00'	18°45'44"	N56°02'24"W	184.19'
C63	257.21'	330.00'	44°39'26"	S01°00'20"E	250.75'

THE AMENDING PLAT OF
BUNKER RANCH,
PHASE 1, BLOCK 4
DOC NO. 18003443

THE AMENDING PLAT OF
BUNKER RANCH,
PHASE 1, BLOCK 6
DOC NO. 18003443

LEGEND

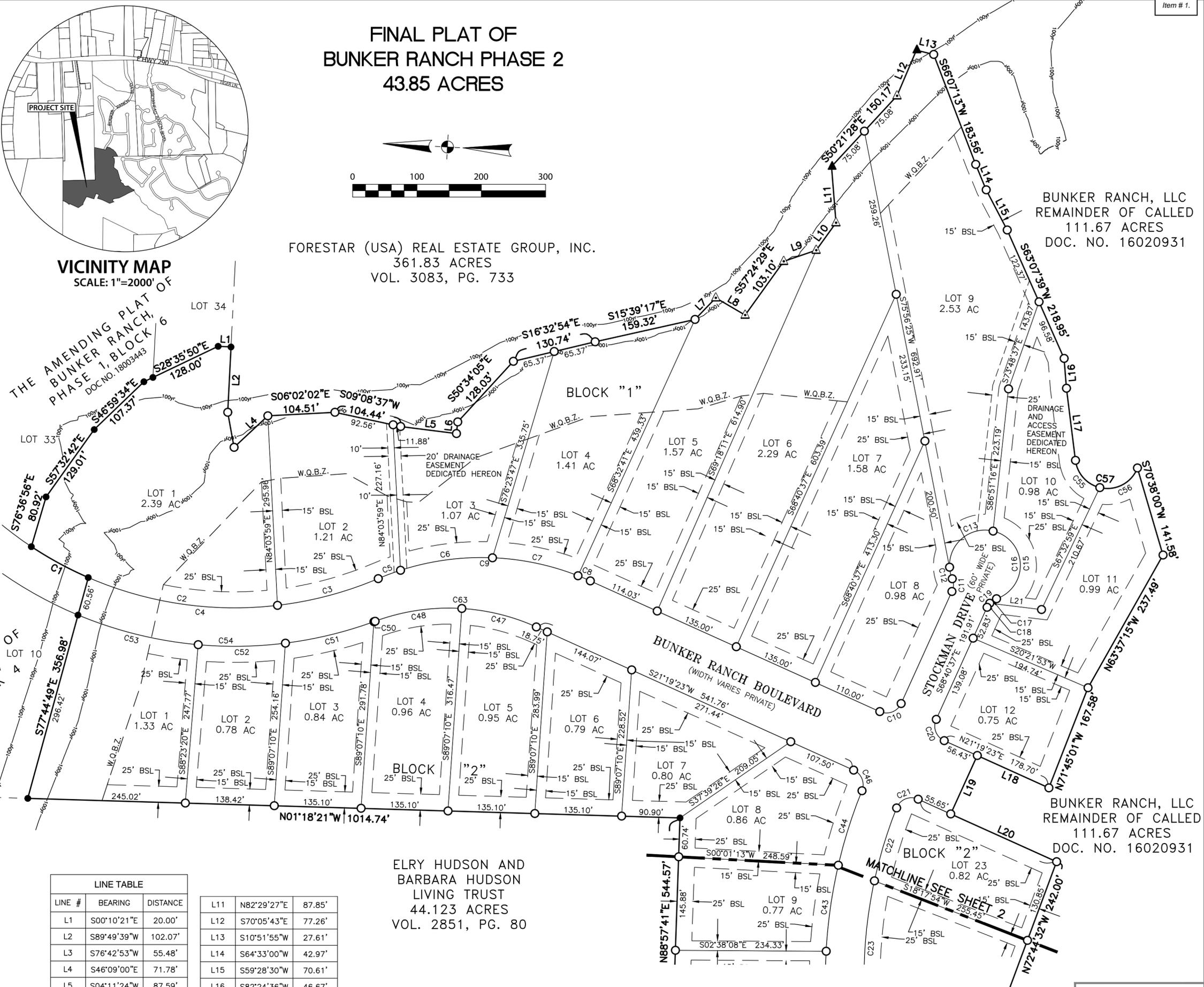
- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
- 100yr 100 YEAR FLOOD PLANE LINE
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- INTERIOR LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

LINE #	BEARING	DISTANCE
L1	S00°10'21"E	20.00'
L2	S89°49'39"W	102.07'
L3	S76°42'53"W	55.48'
L4	S46°09'00"E	71.78'
L5	S04°11'24"W	87.59'
L6	S86°44'14"E	18.24'
L7	S49°12'12"E	46.58'
L8	S27°23'03"W	52.91'
L9	S21°58'58"E	53.39'
L10	S57°20'03"E	52.69'

L11	N82°29'27"E	87.85'
L12	S70°05'43"E	77.26'
L13	S10°51'55"W	27.61'
L14	S64°33'00"W	42.97'
L15	S59°28'30"W	70.61'
L16	S82°24'36"W	46.67'
L17	S79°52'54"W	113.45'
L18	N21°19'23"E	122.27'
L19	N68°40'37"W	100.00'
L20	S21°19'23"W	180.62'
L21	S03°55'10"W	81.09'

ELRY HUDSON AND
BARBARA HUDSON
LIVING TRUST
44.123 ACRES
VOL. 2851, PG. 80

3711 S. Mopac Expy Bldg I, Suite 550, Austin, Tx 78746
T (512) 439-0400 www.cecinc.com
TBPE Firm No: F-38 & TBPLS Firm No: 10194419

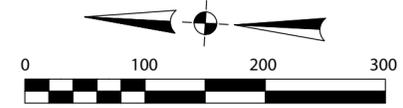


BUNKER RANCH, LLC
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

BUNKER RANCH, LLC
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

"FINAL PLAT" OF BUNKER RANCH PHASE 2,
BLOCK "1", LOTS 1-12 AND BLOCK "2",
LOTS 1-23, WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

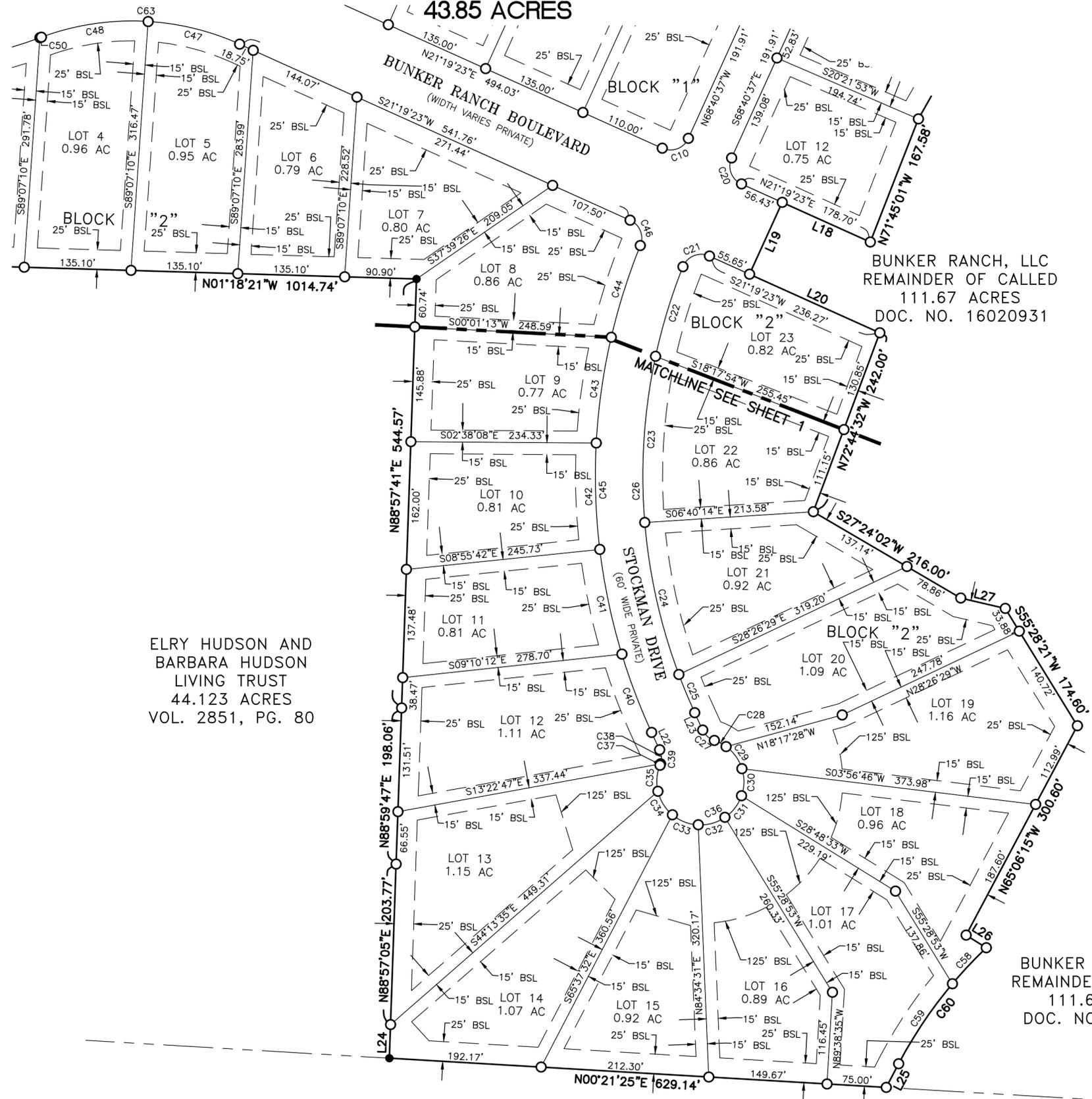
APPROVED BY:
FWF
JOB NUMBER: **181-500** ISSUE DATE: **01/13/2020**
SHEET:
1 of 3
SUBMITTAL DATE:
01/13/2020



FINAL PLAT OF BUNKER RANCH PHASE 2 43.85 ACRES

CURVE TABLE CONTINUED					
C26	581.56'	720.00'	46°16'44"	N85°27'29"E	565.88'
C27	20.32'	25.00'	46°34'03"	N39°02'29"E	19.76'
C28	16.81'	55.00'	17°30'31"	S24°30'43"W	16.74'
C29	35.00'	55.00'	36°27'53"	S51°29'55"W	34.42'
C30	35.00'	55.00'	36°27'53"	S87°57'49"W	34.42'
C31	35.00'	55.00'	36°27'53"	N55°34'18"W	34.42'
C32	35.62'	55.00'	37°06'22"	N18°47'10"W	35.00'
C33	35.62'	55.00'	37°06'22"	N18°19'11"E	35.00'
C34	35.62'	55.00'	37°06'22"	N55°25'33"E	35.00'
C35	33.51'	55.00'	34°54'49"	S88°33'52"E	33.00'
C36	262.19'	55.00'	273°08'06"	S27°40'30"E	75.63'
C37	2.07'	25.00'	4°44'31"	S73°28'43"E	2.07'
C38	18.25'	25.00'	41°49'31"	N83°14'16"E	17.85'
C39	20.32'	25.00'	46°34'03"	S85°36'32"W	19.76'
C40	106.19'	780.00'	7°48'02"	N66°13'09"E	106.11'
C41	135.91'	780.00'	9°58'59"	N75°06'40"E	135.73'
C42	135.28'	780.00'	9°56'13"	N85°04'16"E	135.11'
C43	135.69'	780.00'	9°58'01"	S84°58'37"E	135.52'
C44	122.03'	780.00'	8°57'49"	S75°30'41"E	121.90'
C45	635.09'	780.00'	46°39'05"	S85°38'41"W	617.69'
C46	38.24'	25.00'	87°38'50"	S65°08'48"W	34.62'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S62°19'30"W	24.23'
L23	N62°19'30"E	24.23'
L24	N88°50'48"E	42.66'
L25	N65°25'16"W	33.92'
L26	S29°00'48"W	30.24'
L27	S10°08'32"W	57.82'



LOT TABLE		
BLOCK "1"		
LOT #	SQUARE FEET	ACRES
1	104,243	2.39
2	52,887	1.21
3	46,725	1.07
4	61,538	1.41
5	68,506	1.57
6	99,541	2.29
7	68,626	1.58
8	42,831	0.98
9	110,050	2.53
10	42,874	0.98
11	43,188	0.99
12	32,883	0.75
BLOCK "2"		
LOT #	SQUARE FEET	ACRES
1	57,886	1.33
2	33,970	0.78
3	36,474	0.84
4	41,732	0.96
5	41,165	0.95
6	34,594	0.79
7	34,693	0.80
8	37,629	0.86
9	33,599	0.77
10	35,268	0.81
11	35,284	0.81
12	48,166	1.11
13	49,903	1.15
14	46,741	1.07
15	40,021	0.92
16	38,748	0.89
17	44,133	1.01
18	41,719	0.96
19	50,447	1.16
20	47,647	1.09
21	39,859	0.92
22	37,657	0.86
23	35,783	0.82
STREET AREA		
LOT #	SQUARE FEET	ACRES
	193,145	4.43
TOTAL		
	SQUARE FEET	ACRES
	1,910,156	43.85

ELRY HUDSON AND
BARBARA HUDSON
LIVING TRUST
44.123 ACRES
VOL. 2851, PG. 80

BUNKER RANCH, LLC
REMAINDER OF CALLED
111.67 ACRES
DOC. NO. 16020931

P&H LIMITED FAMILY
PARTNERSHIP NO.1
79.61 ACRES
VOL. 1733, PG. 755

LEGEND

- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- ▲ PK NAIL FOUND (UNLESS NOTED OTHERWISE)
- △ CALCULATED POINT
- W.Q.B.Z. WATER QUALITY BUFFER ZONE
- BSL BUILDING SETBACK LINE
- AC ACRES
- 100yr— 100 YEAR FLOOD PLANE LINE
- — — — — BOUNDARY LINE
- · — · — ADJOINER BOUNDARY LINE
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- · — · — EASEMENT LINE



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TBPE Firm No: F-38 & TBPLS Firm No:10194419

APPROVED BY:
FWF
JOB NUMBER: 181-500 ISSUE DATE: 01/13/2020
SHEET:
2 of 3
SUBMITTAL DATE:
01/13/2020

"FINAL PLAT" OF BUNKER RANCH PHASE 2,
BLOCK "1", LOTS 1-12 AND BLOCK "2",
LOTS 1-23, WITHIN THE CITY OF DRIPPING
SPRINGS, TEXAS

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2022-R___

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS
ACCEPTING THE DONATION OF \$2,696 TO BE USED FOR THE
DRIPPING SPRINGS ADULT SOFTBALL PROGRAM AT DRIPPING
SPRING SPORTS AND RECREATION PARK.

WHEREAS, the Dripping Springs Softball Association donated funds to assist the Dripping Springs Adult Softball Program; and

WHEREAS, the City of Dripping Springs welcomes contributions from the community in supporting City programs; and

WHEREAS, the City of Dripping Springs City Council desires to accept this donation and express their appreciation to the Dripping Springs Softball Association.

NOW THEREFORE BE IT RESOLVED by the City of Dripping Springs City Council:

1. The City Council hereby adopts the recitals and findings set forth in the preamble hereof; and
2. The City Council on behalf of the citizens of the City of Dripping Springs, Texas, hereby expresses their appreciation to the Dripping Springs Softball Association and accepts the donation of \$2,696 to be used by the Dripping Springs Adult Softball Program at the Dripping Springs Sports and Recreation Park.
3. This Resolution shall take effect immediately upon passage.
4. The City Secretary is instructed to file a copy of this Resolution among City Records.
5. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this ____ day of _____ 2022, by a vote of ___(ayes) to ___(nays) to ___(abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary



CITY COUNCIL REGULAR MEETING
City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, February 15, 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 6:00 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 April Harris Allison
 Council Member Place 5 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
 Communications & Marketing Director Lisa Sullivan
 Public Works Director Aaron Reed
 Utilities Superintendent Jesse Kennis
 Parks & Community Services Director Kelly Schmidt
 DSRP Manager Emily Nelson
 Planning Director Howard Koontz
 Senior Planner Tory Carpenter
 Planning Assistant Warlan Rivera
 Special Counsel David Tuckfield

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Manassian 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.

Brenda Foster spoke regarding roadways related to the proposed Village Grove development.

PROCLAMATIONS

- 1. Approval of a Proclamation proclaiming February 22, 2022, as "President George Washington Day" in the City of Dripping Springs, Texas.** *Sponsors: Council Member King & Council Member Tahuahua*

Council Member Tahuahua read and presented the proclamation to Blair Rudy, representative of the William Hightower Texas Society of the Sons of the American Revolution Chapter 35.

A motion was made by Council Member Tahuahua to approve a Proclamation proclaiming February 22, 2022, as "President George Washington Day" in the City of Dripping Springs, Texas. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

- 2. Approval of a Proclamation proclaiming the month of February 2022, as "Dating Violence Awareness and Prevention Month" in the City of Dripping Springs, Texas.** *Sponsors: Council Member King & Council Member Tahuahua*

Council Member King read and presented the proclamation to Holly Cunningham, Hays-Caldwell Women's Center Director of Community Partnerships.

A motion was made by Council Member Harris-Allison to approve a Proclamation proclaiming the month of February 2022, as "Dating Violence Awareness and Prevention Month" in the City of Dripping Springs, Texas. Council Member King seconded the motion which carried unanimously 5 to 0.

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.

- 3. Approval of the January 2022 City Treasurer's Report.**
- 4. Approval of the February 1, 2022, City Council workshop and regular meeting minutes.**

5. **Approval of a Resolution of the City of Dripping Springs, Texas, Approving and Accepting a Construction Bond for Driftwood Subdivision Phase 2 Water and Wastewater.** *Applicant: Driftwood Ranch and Golf Club*

Filed as Resolution No. 2022-R08

6. **Approval of a Resolution adopting a Drought Contingency Plan for the City of Dripping Springs.** *Sponsor: Mayor Foulds, Jr.*

Filed as Resolution No. 2022-R09

7. **Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Dripping Springs Helping Hands, Inc. for a Texas Market Guide event to be held at Dripping Springs Ranch Park on March 26 and 27, 2022.** *Sponsor: Council Member Parks.*

8. **Approval of a Dripping Springs Ranch Park Co-Sponsorship Agreement with between the City of Dripping Springs and the Texas Hill Country Barrel Racing Association.** *Sponsor: Council Member Parks*

A motion was made by Mayor Pro Tem Manassian to approve Consent Agenda Items 3 – 8. Council Member Parks seconded the motion which carried unanimously 5 to 0.

MORATORIUM WAIVERS

9. **Discuss and consider approval of a Waiver Application from the temporary development moratorium for the Zoe Life Center development.** *Applicant: Charley Dorsaneo*

a. Applicant Presentation – Applicant Charley Dorsaneo presented the item.

b. Staff Report – Tory Carpenter presented the staff report which is on file.

c. Waiver Application – A motion was made by Council Member King to deny approval of a Waiver Application from the temporary development moratorium for the Zoe Life Center development. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

BUSINESS AGENDA

10. **Public hearing and possible action regarding an Ordinance of the City of Dripping Springs, Texas ("City") extending the Temporary Moratorium on the Acceptance, Authorization, and Approvals necessary for the Subdivision, Site Planning, Development, or Construction in the City Limits and Extraterritorial Jurisdiction, providing for Findings of Fact, Definitions, Applicability, Purpose, Enactment, Duration, Extension, Exceptions, and Exemptions, Determination and Appeals, Repealer, Severability, Enforcement, Effective Date, and Proper Notice and Meeting.** *Sponsor: Mayor Foulds, Jr.*

a. Staff Report – Laura Mueller presented the staff report which is on file.

b. Public Hearing – Taylor Johnson and Charley Dorsaneo spoke in support of a Wastewater Moratorium only during the Public Hearing.

c. Moratorium Ordinance – A motion was made by Mayor Pro Tem Manassian to approve an Ordinance of the City of Dripping Springs, Texas ("City") extending the Temporary Moratorium on the Acceptance, Authorization, and Approvals necessary for the Subdivision, Site Planning, Development, or Construction in the City Limits and Extraterritorial Jurisdiction, providing for Findings of Fact, Definitions, Applicability, Purpose, Enactment, Duration, Extension, Exceptions, and Exemptions, Determination and Appeals, Repealer, Severability, Enforcement, Effective Date, and Proper Notice and Meeting. Council Member King seconded the motion which carried unanimously via roll call vote:

Mayro Pro Tem Manassian	Aye
Council Member King	Aye
Council Member Tahuahua	Aye
Council Member Harris-Allison	Aye
Council Member Parks	Aye

11. Discuss and consider approval of a Resolution Authorizing City Staff to Negotiate an Advance Funding Agreement (AFA) with TxDOT for the Mercer St. Transportation Alternative Set Aside (TASA) Grant Project. Sponsor: Council Member Tahuahua

Aaron Reed presented the staff report which is on file. Staff recommends approval of the resolution.

A motion was made by Council Member Tahuahua to approve a Resolution Authorizing City Staff to Negotiate an Advance Funding Agreement (AFA) with TxDOT for the Mercer St. Transportation Alternative Set Aside (TASA) Grant Project. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

Filed as Resolution No. 2022-R10

12. Discuss and consider approval of a Use Agreement between the City of Dripping Springs and Tiger Splash TAAF Swim Team related to use of the Founders Memorial Pool for the 2022 swim season. Sponsor: Council Member Parks

Kelly Schmidt presented the staff report which is on file. Staff and the Parks & Recreation Commission recommend approval of the agreement.

A motion was made by Council Member Harris-Allison to approve a Use Agreement between the City of Dripping Springs and Tiger Splash TAAF Swim Team related to use of the Founders Memorial Pool for the 2022 swim season with a fifteen percent (15%) discount. Council Member King seconded the motion which carried unanimously 5 to 0.

- 13. Discuss and consider approval of a Logo Use and Co-Sponsorship Agreement between the City of Dripping Springs and the Dripping Springs Ag Boosters for the 2022 Rodeo.**
Sponsor: Council Member Parks.

Emily Nelson presented the staff report which is on file. Staff recommends approval of the agreement.

A motion was made by Council Member King to approve a Logo Use and Co-Sponsorship Agreement between the City of Dripping Springs and the Dripping Springs Ag Boosters for the 2022 Rodeo. Council Member Parks seconded the motion which carried unanimously 5 to 0.

- 14. Discuss and consider approval of a Co-Sponsorship agreement between the City of Dripping Springs and the Dripping Springs Visitors Bureau for use of the Stephenson Building parking lot and field to host the Dripping Springs Brewers Festival on March 26, 2022.** *Sponsor: Council Member Parks.*

Kelly Schmidt presented the staff report which is on file. Staff recommends approval of the agreement with the following changes:

1. \$300.00 Payment to the City of Dripping Springs;
2. Additions of the use of barricades; and
3. Allowance for table and chair storage at the Stephenson Building.

Pam Owens spoke regarding the event.

A motion was made by Council Member Parks to approve a Co-Sponsorship agreement between the City of Dripping Springs and the Dripping Springs Visitors Bureau for use of the Stephenson Building parking lot and field to host the Dripping Springs Brewers Festival on March 26, 2022, with staff recommendations. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

- 15. Discuss and consider approval of an Ordinance amending the Fee Schedule for Section 9: Parks & Community Services; Section 10: Alcoholic Beverages; and Section 17: Dripping Springs Ranch Park.**

Kelly Schmidt, Emily Nelson, and Andrea Cunningham presented the staff report which is on file. Staff recommends approval of the ordinance.

A motion was made by Council Member Harris-Allison to approve an Ordinance amending the Fee Schedule for Section 9: Parks & Community Services; Section 10: Alcoholic Beverages; and Section 17: Dripping Springs Ranch Park. Council Member Parks seconded the motion which carried unanimously 5 to 0.

Filed as Ordinance No. 2022-04

- 16. Public hearing and consideration of approval of an Ordinance amending the Fiscal Year 2022 budget and for the reinstatement of the City of Dripping Springs Municipal Court**

and provision of the position of Part-Time Municipal Court Clerk and for amendments to the Parks budget related to Adult Softball. Sponsor: Mayor Foulds, Jr.

a. Staff Report – Kelly Schmidt, Laura Mueller and Shawn Cox presented the staff report which is on file. Staff recommends approval of the ordinance.

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

c. Budget Amendment Ordinance – A motion was made by Council Member Tahuahua to approve an Ordinance amending the Fiscal Year 2022 budget and for the reinstatement of the City of Dripping Springs Municipal Court and provision of the position of Part-Time Municipal Court Clerk and for amendments to the Parks budget related to Adult Softball. Council Member King seconded the motion which carried unanimously 5 to 0.

Filed as Ordinance No. 2022-05

17. Discuss and consider the Appointment of individuals to the TIRZ No. 1 & No. 2 Board.

Andrea Cunningham presented the staff report which is on file.

A motion was made by Council Member Harris-Allison to approve of the Appointment of James Alexander and Russell Collins to the TIRZ No. 1 & No. 2 Board. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

18. Discuss and consider approval of the position and job description for Part-Time Municipal Court Clerk. Sponsor: Mayor Foulds, Jr.

Laura Mueller presented the staff report which is on file. Staff recommends approval.

A motion was made by Mayor Pro Tem Manassian to approve the position and job description for Part-Time Municipal Court Clerk. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

REPORTS

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

Reports are on file and available for review upon request.

19. Maintenance & Facilities Monthly Report

Craig Rice, Maintenance Director

20. 2021 Parks & Community Services Annual Report

Kelly Schmidt, PCS Director

21. Emergency Management Report

Roman Baligad, EMC Coordinator

22. Economic Development Committee Report

Kim Fernea, EDC Chair

A motion was made by Mayor Pro Tem Manassian to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney, 551.072, Deliberation of Real Property, and 551.074, Deliberation of Personnel Matters and regarding Executive Session Agenda Items 23 – 27. Council Member King seconded the motion which carried unanimously 5 to 0.

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.

23. **Consultation with city attorney related to the 90 day operations of the South Regional Water Reclamation Facility.** *Consultation with Attorney, 551.071*
24. **Consultation with City Attorney and Deliberation of Real Property regarding property acquisition related to the South Regional Water Reclamation Project and matters related to the Wastewater Permit.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
25. **Consultation with City Attorney and Deliberation on Real Property related to easements for road improvements at Roger Hanks Parkway and South Regional Water Reclamation Project.** *Consultation with City Attorney, 551.071; Deliberation on Real Property, 551.072*
26. **Deliberation on the appointment, employment, evaluation, reassignment, or duties for IT Coordinator, Municipal Court Clerk, Umpire, Scorekeeper, and Softball Coordinator.** *Deliberation on Personnel Matters, 551.074*
27. **Deliberation on personnel matters related to the appointment of a public officer as the Interim Utility Commission Chair and consultation with City Attorney regarding legal matters related to the Appointment of an Interim Utility Commission Chair.** *Deliberation on Personnel Matters, 551.074; Consultation with City Attorney, 551.071*

The City Council met in Executive Session from 7:42 p.m. – 9:10 p.m.

Council Member King left the Executive Session and exited the Council Chambers at 8:45 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session at 9:10 p.m.

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

February 22, 2022, at 5:00 p.m. (Moratorium Waivers)

March 1, 2022, at 6:00 p.m. (CC & COA)

March 15, 2022, at 6:00 p.m.

April 5, 2022, at 6:00 p.m. (CC & COA)

April 19, 2022, at 6:00 p.m.

Board, Commission and Committee Meetings

February 17, 2022, Farmers Market Committee at 12:00 p.m.

February 17, 2022, Emergency Management Commission at 12:00 p.m.

February 22, 2022, Planning & Zoning Commission at 6:00 p.m.

February 23, 2022, Economic Development Committee at 4:00 p.m.

February 24, 2022, Parks & Recreation Commission at 6:00 p.m.

February 28, 2022, Transportation Committee at 3:30 p.m.

February 28, 2022, Founders Day Commission at 6:30 p.m.

ADJOURN

A motion was made by Council Member Harris-Allison to adjourn the meeting. Council Member Parks seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 9:11 p.m.

APPROVED ON: March 1, 2022

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary



DRIPPING SPRINGS
Texas

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 7, 2022

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 7 de Mayo de 2022

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)	Candidate(s) Candidato(s)
Mayor	Bill E. Foulds, Jr.
Place 2	Wade King
Place 4	Wm. Travis Crow

Andrea Cunningham
Signature (*Firma*)

Andrea Cunningham
Printed name (*Nombre en letra de molde*)

City Secretary
Title (*Puesto*)

February 23, 2022
Date of signing (*Fecha de firma*)



CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-___

AN ORDINANCE CANCELLING THE MAY 7, 2022, GENERAL ELECTION AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Dripping Springs, Texas (the “City”) is a general law municipality located in Hays County, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, in accordance with the law a general election has been ordered for May 7, 2022, for the purpose of electing Mayor, Council Member Place 2 and Council Member Place 4; and

WHEREAS, no proposition is to appear on the ballot in that election; and

WHEREAS, the City Secretary has certified in writing (*Attachment “A”*) that each candidate on the ballot is unopposed for election to office; and

WHEREAS, the filing deadlines for placement on the ballot and declaration of write-in candidacy has passed; and

WHEREAS, in these circumstances Section 2.051 – 2.053 of the Texas Election Code authorizes a governing body to declare each unopposed candidate elected to office and cancel the election.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. POSTING

This ordinance shall be placed at each polling place that would have been used at the election canceled by this ordinance.

3. DECLARATION OF ELECTION

The following candidates have been certified as unopposed and are hereby elected as follows:

Bill Foulds, Mayor
Wade King, Council Member Place 2
Travis Crow, Council Member Place 4

4. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

5. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this ordinance.

6. EFFECTIVE DATE

This ordinance shall be effective immediately upon passage.

7. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code

PASSED and APPROVED this, the 1st day of March 2022, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

ATTACHMENT "A"
Certification of Unopposed Candidates

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2022-R___

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS APPROVING THE DONATION OF TWO THOUSAND AND FIVE HUNDRED DOLLARS FOR CORONAVIRUS RELIEF FUNDS TO THE DRIPPING SPRINGS VETERANS OF FOREIGN WARS POST 2933 AND VINCE F. TAYLOR AMERICAN LEGION POST 290 AND AUTHORIZING THE USE OF CORONAVIRUS LOCAL FISCAL RECOVERY FUNDS (CLFRF) FOR ELIGIBLE COTS NOT TO EXCEED TWO THOUSAND AND FIVE HUNDRED DOLLARS.

WHEREAS, the City of Dripping Springs, (“city”)Hays County, and the State of Texas issued disaster declarations relative to each jurisdiction in response to the novel coronavirus (COVID-19) pandemic to protect public health; and

WHEREAS, the City is recognized as an eligible city for purposes of the State of Texas Department of Emergency Management (“TDEM”) allocation of Coronavirus Local Fiscal Recovery Fund (“CLFRF”); and

WHEREAS, the City has identified the VFW and American Legion are nonprofit organizations eligible to receive CLFRF funds due to the negative economic impacts caused by the Coronavirus; and

WHEREAS, the VFW and American Legion relies on special events for its revenue and these events were negatively impacted by the Coronavirus; and

WHEREAS, the City has found it to be in the best interest of the community to assist the VFW and American Legion by providing funds to offset its lost revenues which will allow it to operate for the good of the Dripping Springs community; and

WHEREAS, the council has passed resolutions and ordinances to allocate and appropriate funds to provide relief services and assistance to Dripping Springs residents, creatives, non-profits, and businesses to address the needs created by this public health emergency and to provide longer-term resiliency for Dripping Springs residents to help support the health of residents and the economy.

NOW THEREFORE BE IT RESOLVED by the City of Dripping Springs City Council:

1. That \$2,500 of CLFRF be allocated to the VFW and American Legion to offset lost revenues in 2020.
2. The City Council approves the 2022 Donation Agreement as attached in Attachment “A”.

3. The City Council hereby authorizes the Mayor or the Mayor's designee to execute on the City's behalf any documentation necessary to effectuate the intent and purpose of this Resolution.
4. This Resolution shall take effect immediately upon passage.
5. The City Secretary is instructed to file a copy of this Resolution among City Records.
6. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED AND APPROVED this ____ day of _____ 2022, by a vote of ___(ayes) to ___(nays) to ___(abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

DONATION AGREEMENT
BETWEEN THE CITY OF DRIPPING SPRINGS & DRIPPING
SPRINGS VETERANS OF FOREIGN WARS POST 2933 AND
VINCE F. TAYLOR AMERICAN LEGION POST 290

This Agreement by and between the City of Dripping Springs, Texas, a Type A, general-law municipality incorporated pursuant to the laws of the State of Texas and located in Hays County, Texas, (the “City”) and Dripping Springs Veterans of Foreign Wars Post 2933 and Vince F. Taylor American Legion Post 290 (the “Donees”) providing for the requirements for and process of conveying and providing donations to a non-profit from the City.

The City is a general-law Type A municipality incorporated pursuant to the statutes of the State of Texas, and as such is authorized to provide funds, goods, and services for a public purpose to a community organization. The City has express authority to contract with other persons pursuant to section 51.014 of the Texas Local Government Code. The City acknowledges that the provision of masks to the community organization, Dripping Springs Veterans of Foreign Wars Post 2933 and Vince F. Taylor American Legion Post 290 is for a public purpose.

The City agrees to provide two thousand and five hundred dollars (\$2500) to Dripping Springs Veterans of Foreign Wars Post 2933 and Vince F. Taylor American Legion Post 290.

Dripping Springs Veterans of Foreign Wars Post 2933 and Vince F. Taylor American Legion Post 290 agrees to use the donated funds provided by the city, for a public purpose and for the support of the residents of the City of Dripping Springs. Donees agrees to not waste the donated funds provided by the City and that the donated funds may not be transferred, given, or assigned to any other organization or other entity. Donees shall keep records of the use of the donated funds and shall provide access to the City of the use of the donated funds upon request.

A. Contact Information

(1) Donees will at all times maintain the following points of contact:

Dripping Springs Veterans of
 Foreign Wars Post 2933
 101 Old Fitzhugh Rd
 Dripping Springs, Tx 78620
 512-858-5637

Vince F. Taylor American
 Legion Post 290
 101 Old Fitzhugh Rd
 Dripping Springs, Tx 78620
 512-858-5637

(2) The primary point of contact under this Agreement for the City shall be:

City Administrator: Michelle Fischer
 Phone: (512) 858-4725
 Email: mfischer@cityofdrippingsprings.com
 Mailing Address: PO Box 384
 Dripping Springs, Texas 78620-0384

B. Effective date

This agreement takes effect as soon as it is signed by both Parties.

C. Indemnification

DONEES AGREES TO INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY DAMAGES OCCURRING FROM THE ALLEGED NEGLIGENCE OF DONEES, ITS AGENTS, VOLUNTEERS, SERVANTS AND EMPLOYEES.

D. Transferability

Except as may otherwise be expressly provided herein, the rights and obligations created by this Agreement may not be transferred or assigned to another party without the express written consent of the City and Donor.

E. Governing Law

The laws of the State of Texas shall govern any disputes or conflicts that arise under the terms of this Agreement. The venue for all legal actions involving this Agreement shall be Hays County.

F. Entire Agreement

This document represents the entirety of the agreement between the City and Donor. No oral or other written contracts outside of this Agreement shall have any affect unless they are approved in writing by both parties and made a part of this Agreement.

Executed this, the ____ day of _____ 2022.

Donor:
City of Dripping Springs:

by _____
Michelle Fischer, City Administrator

Date: _____

ATTEST:

By _____
Andrea Cunningham, City Secretary

Donees:
Dripping Springs Veterans of Foreign Wars Post 2933:

by _____
Jerry Martin,

Date: _____

Vince F. Taylor American Legion Post 290:

by _____

Date: _____



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Kelly Schmidt, Parks & Community Services Director

City Council Meeting Date: March 1, 2022

Agenda Item Wording: **Discuss and consider recommendation regarding a Maintenance and Use Agreement between DSYSA and City of Dripping Springs for the adult softball fields at Sports and Recreation Park.**

Agenda Item Sponsor: Sherrie Parks, Council Member

Summary/Background: DSYSA and the Parks and Community Services department have been working over several months to develop a partnership that would both serve the DSYSA mission and the mission of the Parks and Community Services department via enhancement of the Adult Softball fields to the benefit of both organizations.

The attached Adult Softball Field Use Agreement defines an arrangement that allows DSYSA use of the fields opposite days that the Parks & Community services department will be utilizing them for Adult Softball. This agreement permits this use at no rental fee in exchange for maintenance and improvements of the fields. Utilities will be covered by DSYSA and every enhancement and improvement will be submitted, reviewed and approved by city staff and the Parks & Recreation Commission.

The terms of the agreement are proposed to be in effect until the conclusion of the larger existing Sports and Recreation Park Use Agreement at which time it is intended that the softball fields will be enveloped comprehensively in the authoring of the new Sports and Recreation Park's parkwide use agreement to be renewed in 2026.

PRC Recommendation: Approve Adult Softball Maintenance and Use Agreement as presented.

Attachments: DSYSA Maintenance and Use Agreement for Sports & Recreation Park's Adult Softball Fields

Next Steps/Schedule: Execute contract.

THE STATE OF TEXAS

§

CITY OF DRIPPING SPRINGS

§

§

KNOW ALL BY THESE PRESENT:

§

COUNTY OF HAYS

§

MAINTENANCE AND USE AGREEMENT
Sports & Recreation Park Adult Softball Fields

THIS MAINTENANCE AND USE AGREEMENT (the “Agreement”) is entered into by and between the City of Dripping Springs, Hays County, Texas, (the “City”), a general law municipality organized and operating under the general laws of the state of Texas, and Dripping Springs Youth Sports Association, Inc. (“DSYSA”), a Texas non-profit corporation.

I. RECITALS

- A. DSYSA is a registered Texas non-profit corporation in good standing whose purpose is to provide to the youth of Dripping Springs and surrounding areas sports programs that encourage a healthy lifestyle, teamwork, leadership, sportsmanship, and volunteerism.
- B. On January 1, 1999, the City and DSYSA entered into an Agreement allowing DSYSA to use a portion of the City’s Founders Memorial Park (“Founders Park”) for youth athletic soccer programs. That Agreement expired on December 31, 2004.
- C. On January 1, 1999, the City and DSYSA entered into an Agreement allowing DSYSA to use a portion of the City’s Sports and Recreation Park (“Sports Park”) for youth athletic programs. This Agreement expired on December 31, 2008.
- D. On August 16, 2016, the City and DSYSA entered into an Agreement allowing DSYSA to use a portion of the City’s Sports and Recreation Park (“Sports Park”) and a portion of the City’s Founders Memorial Park (“Founders Park”) for youth athletic programs. This Agreement expired on March 31, 2016.
- E. DSYSA now desires to enter into a similar maintenance and use agreement with the City of Dripping Springs that allows DSYSA to maintain, use, and improve the adult softball fields locate at Sports and Recreation Park for its athletic programs as provided below.
- F. In September, 2016 the City and DSYSA entered into an Agreement allowing DSYSA to continue to use the fields, Concession Stand, and Restroom Facilities at Sports and Recreation Park for its youth athletic programs. This Agreement will expire in 2026.

- G. DSYSA also desires to improve and maintain the Adult Softball Fields to make them usable for their members and programs. These fields are not included in the current Agreement that will expire in 2026.
- H. The City desires to aid DSYSA and, accordingly, agrees to allow DSYSA to maintain and use the Adult Softball Fields on mutually agreed upon designated days of the week for its youth athletic programs as provided below.

II. AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants described herein, the parties hereto agree as follows:

- A. The City does hereby grant DSYSA “First Priority” to use those certain areas of land designated as Adult Softball Fields and more fully described in Exhibit “A”, attached hereto and incorporated for all purposes (the “Areas”). First Priority describes DSYSA’s right to reserve park Areas for DSYSA use *after* the City has reserved park Areas for City use and *before* members of the general public reserve park Areas for public use.
- B. Adult Softball Fields: The City does hereby grant DSYSA First Priority to use the Adult Softball Field Areas in accordance with the following:
1. The use of the Adult Softball Field Areas shall be for DSYSA-sponsored sports events, including but not limited to, games, practices, tournaments, workshops, and related activities. All said activities, events, etc., shall be scheduled around any regularly City scheduled activities and uses of the Parks. The City and DSYSA will communicate and agree on a calendar of events for the months of March through August of every year.

The following days and times will be for the exclusive use by the City for the Softball Fields as shown in Exhibits “A”:

1. Wednesday and Thursday in the Spring (March – May) and Tuesday and Thursday in the Summer (June – September), 6pm-10pm

DSYSA will send field use schedules for the Adult Softball Fields. The schedules should be provided on or before February 1, May 1, August 1, and November 1 by email to the Parks & Community Services Director.

2. DSYSA is entitled to First Priority use. The City may allow public use of the Areas at all other times.
3. The City shall erect signage in the Areas informing the public of the days the fields are reserved for public use.
4. The City reserves the right to adapt the “Parks” for 210 water reuse. Should the City wish to move forward with 210 water reuse, the City will provide DSYSA

with 365 day notice and ongoing communication and coordination with DSYSA as to the location of those improvements.

5. The City reserves the right to repair, improve, relocate, or remove lighting at the “Parks” to follow Article 24.06 of the City of Dripping Springs Code of Ordinances. City will provide DSYSA with 180-day notice and ongoing communication and coordination with DSYSA as to the location and types of those lighting changes and the disruption in “Parks” access during the changes.
- C. As consideration for the granting of the use of the Adult Softball Fields & Area, DSYSA agrees, under its financial responsibility, to maintain the Adult Softball Fields:
1. Definition.
“Adult Softball Fields” means that portion of the Sports and Recreation Park consisting of Adult Softball Fields labeled as such and as shown in Exhibit “A”. “Portable Restrooms” are the restrooms provided by DSYSA at the Sports and Recreation Park pursuant to this Agreement.
 2. DSYSA will maintain the Adult Softball Areas which includes infields, outfielders’ soil and turf, dugouts, and scorekeeper booths. DSYSA shall be responsible for paying all utility services supplied to the Adult Softball Areas. DSYSA will reimburse the City for electrical utilities within 15 days upon receipt of invoice.
 3. DSYSA will improve the Adult Softball Fields as shown in Exhibit “A”. After execution of this Agreement, but prior to work being started, DSYSA will meet with the Maintenance Director and the Parks and Community Services Director to discuss the planned improvements. A plan for improvement and maintenance of these fields will be submitted to the City, the Parks and Recreation Commission, the Parks and Community Services Director and the Maintenance Director for review and approval within sixty (30) days of execution of this Agreement. Once approved, DSYSA will update the City on a monthly basis on the status of improvements. The schedule for the improvements will be coordinated between DSYSA and the City to ensure the least disruption at the Sports and Recreation Park. DSYSA will provide information related to the costs of the improvements and maintenance of the Adult Softball Fields as shown in Exhibit “A”.
 4. DSYSA will maintain the Areas. Maintenance shall include mowing the Areas at least once a month., except that the City will mow the Adult Softball Fields through September 30, 2022. After October 1, 2022, DSYSA will mow the Adult Softball Fields as well. DSYSA will provide the plan and schedule for the regular maintenance of the park Areas on an annual basis to the Parks and Community Services Director and the Maintenance Director. If additional maintenance occurs or any issue arises, DSYSA will inform the Parks and Community Services Director and Maintenance Director within seven (7) days in writing. DSYSA will provide information related to the costs of the regular and special maintenance of the Areas.

5. The City agrees to reimburse DSYSA up to \$1900 annually for the City's Parks & Community Services' programmatic usage of the Adult Softball Fields' electrical. DSYSA will submit an invoice for said reimbursement to the city no later than September 15 each year.
6. DSYSA will pay for minor and miscellaneous expenses for all DSYSA designated use Areas including the fields, bleachers, score towers, and scoreboards. Any major improvements exceeding \$1,000 must be approved first by the Parks & Recreation Commission and then City Council.
7. The City will ensure the maintenance and payment for the miscellaneous expenses for the rest of the Parks (e.g., playscape, trail, multi-use course, volleyball court, landscaping, picnic tables, benches, bar-b-que pits, wildscape garden area, signage, etc.).
8. DSYSA will be responsible for emptying the trashcans near the Adult Softball Fields into the larger roll off trashcans. The City will be responsible for emptying the larger roll off trashcans at the Adult Softball Fields into the dumpsters. The City is responsible for emptying the rest of the trashcans in the Parks in common amenity areas near the playgrounds.
9. DSYSA will pay for at least four (4) portable toilets near the Youth Baseball and Softball Fields and Adult Softball Fields at Sports Park during DSYSA's sports seasons.
10. DSYSA will be responsible for the security Adult Softball Fields except for when those fields are being used for non-DSYSA activities as authorized by the City. The City will be responsible for the security of the rest of the Parks and for DSYSA facilities that were authorized for use by the City for non-DSYSA activities.
11. The City currently carries and agrees to maintain Liability and Property coverage for the entire Parks and requires all parties to maintain Liability and Property coverage for their events and programs.
12. DSYSA and the City will agree to a water use schedule for the Areas that will become part of this agreement. Once the City and DSYSA agree to a water schedule, at no time can the schedule be changed or modified without prior written notification and agreement by both parties, unless required by watering restrictions or conservation requirements. Notification must be in writing and submitted seventy-two (72) hours in advance. Only those persons listed in this Agreement are authorized to operate the instrumentation/control boxes for the sprinkler systems or authorize a change in the watering schedule.

Authorized Representatives:

DSYSA President or delegate
City Parks & Community Services Director

13. Within ten (10) days of the effective date of the Agreement or within ten (10) days of the anniversary date of this Agreement, DSYSA will supply the City with yearly season schedules for use of the Fields by DSYSA. During a season, no Area shall be illuminated between 10:30 p.m. and sunrise, except to conclude a scheduled recreational or sporting event in progress that began prior to 9:30 p.m. DSYSA agrees to illuminate the fields only during a season unless otherwise authorized by the City. DSYSA will inform the City of any changes to season schedules throughout the year.

E. As additional consideration for the granting of the use of the Parks, DSYSA agrees, under its financial responsibility, to perform the following:

1. Construct or improve and maintain within the Areas in substantial accordance with the plans and specifications as approved by the City and outlined below and in the area listed in Exhibit "A" attached hereto.
2. Maintain safe and reliable equipment related to the Areas. Those that are not permanent improvements will be stored in a secure place when not in regular use.
3. Reseed, mow, and fertilize the Areas as needed in an environmentally and fiscally responsible manner.
4. DSYSA shall be responsible for litter control at the Parks, except during and immediately after City-sponsored activities. This task entails picking up litter off the grounds and around the Areas. Trash cans shall be provided at the Areas by DSYSA. Litter must be disposed of in dumpsters provided by the City.

F. It is understood and agreed between the parties that DSYSA must purchase and maintain its own liability insurance that provides the following:

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of \$500,000 Dollars combined single limit.

And that also names the City as an additional named insured. The insurance information shall be provided to the City at the time of execution of this Agreement.

1. It is specifically agreed that nothing herein is intended to convey any real property rights of the Areas to DSYSA.

2. The City assumes no responsibility for any property placed by DSYSA or any DSYSA member, agent, or guest, on any park or in any storage buildings or any part thereof, and the City is hereby expressly released and discharged from any and all liability for any loss, injury, or damage to persons or property that may be sustained by reason of the occupancy of said buildings under this Agreement.
3. DSYSA accepts the premises as-is. DSYSA may improve the condition of the athletic fields.
4. DSYSA will cooperate with the City to comply with all applicable laws (federal, state and local), including ordinances of the City of Dripping Springs. DSYSA agrees to abide by and conform with all rules and regulations from time to time adopted or prescribed by the City for the government and management of the Parks.
5. DSYSA COVENANTS AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS AGENTS, SERVANTS, AND EMPLOYERS, FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES OR INJURIES TO PERSONS OR PROPERTY ARISING OUT OF OR INCIDENT TO THEIR USE OF, OR THE USE AND OCCUPANCY OF, THE AREA BY DSYSA, AND DSYSA DOES HEREBY ASSUME ALL LIABILITY AND RESPONSIBILITY FOR INJURIES, CLAIMS OR SUITS FOR DAMAGES TO PERSONS OR PROPERTY WHATSOEVER KIND OR CHARACTER, WHETHER REAL OR ASSERTED, OCCURRING DURING THE TERM OF THIS AGREEMENT IN CONNECTION WITH THE USE OR OCCUPANCY OF THE PARKS BY DSYSA OR ITS AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, MEMBERS, GUESTS OR INVITEES.
6. DSYSA shall not assign this Agreement, or any rights, obligations or entitlements created under this Agreement.
7. This Agreement embodies the entire agreement between the parties and may not be modified unless in writing, executed by all parties.
8. Either party may terminate this Agreement without cause upon the terminating party giving the non-terminating party one year (365 days) written notice.
9. Non-performance: This Agreement will automatically terminate if DSYSA fails to adequately respond and remedy any complaints or concerns from the City including not providing adequate documentation within thirty (30) days of a written request by the City. An extension may be granted by the City Administrator for an additional sixty (60) days upon request of DSYSA.
10. All notices in connection with this Agreement shall be in writing and shall be considered given as follows:

- A. When delivered personally to the recipient's address as stated in this Agreement; or
- B. Five (5) days after being sent by certified mail in the United States mail, with postage prepaid to the recipient's address as stated in this Agreement.

Notice to DSYS:

Dripping Springs Youth Sports Association, Inc.
 Post Office Box 637
 Dripping Springs, TX 78620
 Attn: President

Notice to CITY:

City of Dripping Springs
 Attn: Parks and Community Services Director
 511 Mercer Street/P.O. Box 384
 Dripping Springs, TX 78620
 Attn: Parks & Community Services Director

Nothing contained herein shall be construed to restrict the transmission of routine communications between representatives of City and DSYS.

- 11. This Agreement shall be valid when signed both parties and for a period of four (4) years, unless terminated earlier as provided herein.
- 12. This Agreement shall be effective upon final signing by both parties.

IN WITNESS WHEREOF, CITY and DSYS have executed this Agreement on the dates indicated.

City of Dripping Springs:

Dripping Springs Youth Sports Association, Inc.:

by: _____
 Mayor Bill Foulds, Jr.

by: _____
 Michelle Ciacco, President

Date Signed: _____

Date Signed: _____

ATTEST:

ATTEST:

Andrea Cunningham, City Secretary

Exhibit "A"

Adult Softball Fields & Maintenance Scope

Upon execution of the Adult Softball Field Use Agreement DSYSYA agrees to remove the top 2" of the Upper & Lower Adult Softball infield dirt (removal of existitng weeds and compacted dirt) and replace with red baseball diret (dirt and clay mix). DSYSYA will also reset and replace the infield bases and mounds.





STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Kelly Schmidt, Parks & Community Services Director

Council Meeting Date: 3.1.2022

Agenda Item Wording: Discuss and consider approval of a fee schedule amendment to the current Farmers Market operations fees.

Agenda Item Requestor: Sherrie Parks

Summary/Background: The Farmers Market Committee voted to increase the Application, Membership and Booth fees for the vendors. The impetus for this increase is based on the following reasons:

- The market operation costs are increasing with venue change to the Pound House Farmstead
- The last time the fees were changed was in 2019
- DS Farmers Market has some of the lowest fees among the markets in the area

The new Fees will be increased as follows:

	Current (\$)	Proposed (\$)
Application Fees:		
New Application Fee	25	30
Annual App Renewal Fee	25	0
Membership Fee (annual)	25	40
Application Update Fee (if any changes to vending products)	0	20
Weekly Booth Fees:		
Farmer	20	22
Rancher	20	25
Value-added Food and Beverages	22	30
Crafts	25	28
Services	25	30

Committee Recommendations: Unanimously approved on 3.17.2022 at the Farmers Market Committee meeting.

**Recommended
Council Actions:**

Approved as recommended.

Attachments:

Fee Schedule Ordinance amending the Farmers Market Fees.

Next Steps/Schedule:

Implement new fees prior to market relocation on 3.28.2022.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-_____

AN ORDINANCE AMENDING APPENDIX A: ARTICLE A1.000 (GENERAL PROVISIONS) OF THE DRIPPING SPRINGS CODE OF ORDINANCES; AMENDING THE DRIPPING SPRINGS FEE SCHEDULE SECTION 15: FARMERS MARKET; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER, SEVERABILITY; PUBLICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City acknowledges that the cost of the Farmers Market services changes over time and should be updated; and

WHEREAS, the City Council finds that the attached schedule of fees is reasonable and prudent in light of the municipal resources expended in the review of site plan and subdivision refileing; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the fees approved and instituted by this ordinance are consistent with, and in accordance with, the annual budget for the City.

NOW, THEREFORE, BE IT ORDAINED by the Dripping Springs City Council:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Appendix A, Article A1.000 of the City of Dripping Springs Code of Ordinances, Section 15 is amended so to read in accordance with Attachment "A", which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated within Attachment "A".

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance

shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of March 2022, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment A

an existing alarm system; \$0.60 for each additional sprinkler head or initiating/signaling device.

SECTION 15. FARMERS MARKET

15.1 Application Fee

15.1.1 Application: \$25.00, non-refundable **\$30**

15.1.2 Annual Market Membership: \$25.00 **\$40**

15.2 Annual Holiday Market Application Fee: \$25.00 Remove

15.3 Annual Special Event Participation Application Fee: \$40.00 Remove

15.4 Vendor Booth Rental Fee Remove the word "Rental"

15.4.1 Agricultural Producers: \$20.00/day Change to Farmer - \$22 & Add Rancher \$25

15.4.2 Ready to Eat / Value Added: \$22.00/day Remove "Ready To Eat" Value Added Food & Beverages \$30

15.4.3 Craft / Personal Care / Services: \$25.00/day Remove "Personal Care" Split Crafts - \$28
Services - \$30

15.4.4 Shared Booth: \$10.00/day

15.4.5 Special Event Booth Rental: \$35.00/day Remove

15.5 Other Booth Rental Fees

(a) Weights: \$5.00/each

(b) Tent: \$20.00/each

(c) Electricity: \$5.00/booth

(d) Shared Booth: \$10.00/day

15.6 Mobile Food Vendor Inspection Fee: \$75.00; if required (an inspection is not required for a mobile food vendor with a valid permit and inspection within last six months from the City or a surrounding jurisdiction).

15.7 Penalty Fees

15.7.1 Late Set-Up: \$10.00

15.7.2 Late Booth Reservation Payment: \$10.00

15.7.3 No Show: \$10.00 for vendors that do not show or cancel after 1:00 p.m. the Wednesday of the Farmers Market.

15.8 Applicants may request a reduction or waiver of fees, which may be granted by the Farmers Market Association Board.

15.9 Friends of Dripping Springs Farmers Market Program Fees

15.9.1 Annual Individual Membership: \$30.00/individual

15.9.2 Annual Family Membership: \$55.00 (up to four individuals)

15.9.3 Annual Corporate Membership: \$250.00 (up to ten employees)

SECTION. 16 STREET CUTS, EXCAVATIONS AND REPAIR OF CITY STREETS

16.1 Fees and Rates: Pursuant to Chapter 284 of the Texas Local Government Code, there is hereby levied and assessed and shall be collected the application fees and public rights-of-way use rates set forth in the tables below.

16.2 Review of Application Fees

Network Node	\$500.00/application for up to 5 network nodes, and \$200.00 each additional network node on a single application; up to 30 network nodes are allowed on each application.
Node Support Pole	\$1,000.00/application for each pole
Transport Facility	\$500.00 for up to 5 network nodes and \$250.00 for each additional network node on a single permit; up to 30 network nodes are allowed on each permit.

16.3 Municipal Authorization Required, Registration, Compensation and Fees

Network Node	\$250.00/network node site
Node Support Pole	No separate rate from the network node annual fee (each support pole should have a network node attached).
Transport Facility	\$28.00/month for each network node site, unless an equal or greater amount is paid the City, e.g. under Chapter 283, Tex. Loc. Gov. Code or Chapter 66, Tex. Util. code.
Service Pole Attachment	\$20.00/year to collocate a network node on a service pole in the public right-of-way.

SECTION 17. DRIPPING SPRINGS RANCH PARK FEES

17.1 Fees and Rates

- (a) Pursuant to Chapter 284 of the Texas Local Government Code, there is hereby levied and assessed and shall be collected the application fees and public rights-of-way use rates set forth below.
- (b) A booking fee is due at the time of booking if booked two years or less in advance of the event to save the date. If the booking is more than two years prior to the event then the booking fee is due two years prior to the event to reserve the date. The booking fee is two hundred and fifty dollars (\$250) for non-profits and residents and five hundred dollars (\$500) for all other rentals. The base room rental fee is due six months prior to the first day of the event to keep the event. The booking fee is non-refundable, but will be used towards any incurred fees for the event.

17.2 Fields 1, 2, 3 & 4* and Trails

- (a) Full Day: \$100.00/field/day



To: Mayor Bill Folds, Jr. and City Council
From: Tory Carpenter, AICP – Senior Planner
Date: February 25, 2022
RE: Regulation of Accessory Dwelling Units

I. Overview

At the City Council meeting on February 1, 2022, staff presented several options for regulations related to Accessory Dwelling Units (ADUs) and Council directed staff to update the zoning ordinance. This direction came after several City Council members showed concerns regarding the lack of regulations related to accessory dwelling units, particularly the relative size of the structures relative to the primary structure on the site. At the same meeting, two council members volunteered to work with staff on the details of the ordinance, including regulations on size, height, location, and parking.

At their February 22 meeting, the Planning & Zoning Commission recommended approval of a draft ADU ordinance. This recommendation includes minor changes to the ordinance as outlined below. Recommended changes by the Planning & Zoning Commission are highlighted in **green** in the attached ordinance.

II. Summary of Proposed Regulations

1. Height

Attached ADUs must meet the minimum building height for the primary structure. Note that the ordinance defines “attached accessory dwelling units” to ensure that the ADU is, in fact, fully within or significantly attached to the primary dwelling.

Except for garage apartments, detached ADUs cannot exceed the height of the existing home. Garage apartments may exceed the height of the primary structure but cannot be taller than 30 feet.

2. Area

The livable area of the ADU cannot exceed either:

- 1,200 square feet; or
- 50% of the livable area of the primary dwelling unit.

The Planning & Zoning commission recommended language to clarify that the area calculation will include the lesser of these two options.

3. Parking

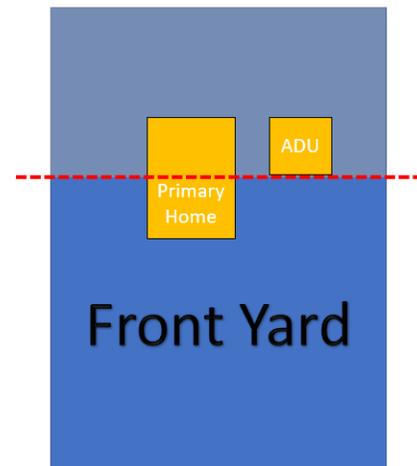
Each ADU is required to provide one off-street parking space in addition to any other parking requirements for the remainder of the property. In most cases, a home with an accessory dwelling unit will be required to provide a total of 3 off-street parking spaces.

4. Location

The ordinance as presented by staff includes the following location requirements for detached ADUs.

1. Must be 10 feet from the primary structure
2. Must be located behind the halfway point of the depth of the primary structure (as indicated by the red line in the illustration)

The Planning & Zoning Commission raised concerns with the location requirements for ADUs attached only by a roof. Their recommendation includes additional language which would allow an ADU that shares a roof with the primary structure to be located in front of the primary structure.



ADU Location Illustration

5. Zoning Districts / Conditional Use Permits

Staff believes that the new standards for ADUs reduce potential negative impacts to surrounding properties. If the ordinance is adopted as drafted, ADUs will be a permitted use in AG, SF-1, SF-2, HO, and GUI zoning districts without the need for a Conditional Use Permit. ADUs would be prohibited in all other zoning districts.

6. Relief Procedure

Any request to vary from the standards outlined above would be considered as a waiver request by the Planning & Zoning Commission.

III. Short Term Rentals

The City does not currently regulate short term rentals (STRs) and staff is not considering STRs as part of this zoning ordinance.

CITY OF DRIPPING SPRINGS

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS AMENDING THE CODE OF ORDINANCES, CHAPTER 30: ZONING: EXHIBIT A: ZONING ORDINANCE AND APPENDIX E: ZONING USE REGULATIONS (CHARTS) FOR ACCESSORY DWELLING UNITS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

- WHEREAS**, the City desires to regulate the development of accessory dwelling units as to size, location, and height; and
- WHEREAS**, pursuant to Chapter 211 of the Texas Local Government Code, a city may establish zoning regulations for the purpose of promoting the public health, safety, morals, or general welfare; and
- WHEREAS**, the City has found the regulation of accessory dwelling units to be in the best interest of promoting comfortable enjoyment of residential neighborhoods; and
- WHEREAS**, the City seeks to amend the Zoning Ordinance as it relates to accessory dwelling units to establish additional regulations for these units; and
- WHEREAS**, the proposed zoning amendment has been reviewed by City staff, including the City's Land Planner, with the consensus being that the proposed changes are consistent with best planning practices and consistent with the Comprehensive Plan; and
- WHEREAS**, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on February 22, 2022 to consider the proposed amendment and the Planning and Zoning Commission recommended _____ of the proposed change; and
- WHEREAS**, after public hearing held by the City Council on March 1, 2022 the City Council voted to _____ the recommendation of the Planning and Zoning Commission; and
- WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or policy regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the protection of the welfare, health, peace, temperance, and safety of the City of Dripping Springs to adopt an ordinance amending regulations of accessory dwelling units.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 30, Exhibit “A” Zoning Ordinance and Appendix “E” Zoning Use Regulations of the Dripping Springs Code of Ordinances are hereby amended to read in accordance with *Attachment “A”* and which are attached hereto and incorporated into this Ordinance and the City Code for all intents and purposes. Additions to the Ordinance text are underlined and highlighted and deletions are struck-through.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of _____, 2022, by a vote of ____ (*ayes*) to ____ (*nays*) to ____ (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

ATTACHMENT “A”

CHAPTER 30: ZONING

EXHIBIT A: ZONING ORDINANCE

Section 1: General Provisions

* * *

1.6 Definitions

* * *

Accessory dwelling: An ancillary dwelling secondary living space that is on-site with a primary living space and that may be contained within the space structure as the primary, or may be contained in a separate standalone structure. Except for accessory dwelling units in zoning district or districts that allow accessory dwelling units to be the primary living space. Occupants of secondary living spaces typically include a caretaker, servant, or farm worker employed by the owner/occupant, or a guest or family member of the owner/occupant. Also, an accessory dwelling unit can include an ancillary dwelling space that is on-site with another use as specifically allowed within certain zoning districts.

* * *

Section 5. DEVELOPMENT STANDARDS AND USE REGULATIONS

F. Accessory Dwelling Units

5.50 Purpose.

Standards for controlling accessory dwelling units are set forth to ensure that accessory dwelling units are ancillary to primary living spaces or other uses and are appropriate within the various zoning districts in which they are allowed. These standards are intended to allow reasonable and comfortable enjoyment of adjacent and nearby property owners and by occupants of neighboring residential dwellings, while providing opportunities for accessory dwelling units.

5.51 Definitions.

(a) Accessory dwelling: An accessory dwelling space that is on-site with a primary living space and that may be contained within the space structure as the primary, or may be contained in a separate standalone structure. Also, an accessory dwelling unit can include an accessory dwelling space that is on-site with another use other than a residence as specifically allowed within certain zoning districts.

(b) Attached Unit: A dwelling unit that is either wholly enclosed within the primary structure or shares at least one full wall with the primary structure. Attached units do not include units attached by an open-aired breezeway or other minimally attached method. Whether a unit is attached or detached is a determination made by the Planning Director at the time of application for an accessory dwelling unit.

(c) Detached Unit: A dwelling unit that is entirely detached from the primary structure or that is minimally attached in a way so the ADU does not share one full wall with the primary structure.

(d) Livable Area: The interior floor area of a dwelling, including stairways, halls, and closets, but excluding porches, garages, breezeways, or carports.

5.52 Permitted Districts.

Limited to those districts listed in the City's zoning ordinance with allowed in the land use zoning chart. Each lot is only permitted one ADU.

5.53 Special provisions.

5.53.1 Height Regulations

- (a) Attached Units: except as provided in this subsection, all height regulations for the zoning district apply including specific height regulations for attached units included in the zoning district regulations.
- (b) Detached Units: building height for detached units shall not exceed the height of the lot's existing primary dwelling unit except as described below:
 - i. ADUs located above a detached vehicle parking garage may exceed the height of the lot's existing primary dwelling unit. However, the overall height of the detached garage and ADU cannot exceed 30 feet.

5.53.2 Location

- (a) Except as provided in this subsection, the side and rear yard setback regulations of the underlying zoning remain in effect.
- (b) Detached ADUs must maintain a minimum 10-foot buffer between the ADU and the primary structure.
- (c) An ADU may not be located in front of a primary structure and must be located behind the halfway point of the depth of the primary structure unless the ADU shares a roof with the primary structure in which case the ADU may be located level, in front of, or behind the front of the primary structure.

5.53.3 Parking

A minimum of one parking space, in addition to any required parking spaces for the primary structure or other uses, is required.

5.53.4 Building and Development Standards

(a) Site Plan: A site plan indicating the exact location of the proposed ADU must accompany any building permit application or waiver/variance application for an ADU

(b) Elevations: Elevation details for the proposed ADU must accompany any building permit application or waiver/variance application for an ADU

5.53.5 ADU Size

The maximum livable area of an ADU shall not exceed the lesser of:

(a) 1,200 square feet; or

(b) 50% the square footage of the livable area of the main house.

5.54 Waiver for Accessory Dwelling Unit Standards

(a) An application for a waiver shall be submitted concurrently with the submission for a building permit.

(b) The application shall fully state in writing the grounds for the application, and all of the facts relied upon by the applicant. The application for the waiver must be submitted not less than 30 days prior to the P&Z meeting at which the request will be considered.

(c) The Planning and Zoning Commission may grant a waiver to authorize deviation from a regulation within this Section, accessory dwelling units, if in the opinion of the Planning and Zoning Commission, the ADU:

(1) Will not adversely affect neighboring properties;

(2) Will not be contrary to the public interest; and

(3) is consistent with the design of the primary structure.

(c) The decision of the Planning and Zoning Commission is final.

APPENDIX E. – ZONING USE REGULATIONS (CHARTS)

RESIDENTIAL	Residential Uses						Nonresidential Uses								
	AG	SF-1	SF-2	SF-4	SF-5	MF-1	O	LR	GR	CS	HO	I	GUI	PR	PP
Accessory Bldg./Structure (Nonresidential)							P	P	P	P	P	P	P		
Accessory Bldg./Structure (Residential)	P	P	P	P	P	P					P				
Accessory Dwelling Unit	P	C P	C P								P		P		
Caretaker's/Guard Residence	P	P	P								P				
Community or Group Home	C	C	C	C	C						P				
Duplex/Two-Family				P	P	P	P	P	P		P				
Garage Residential Conversion	P	P	C	C							P				
Garden Home/Townhome					P	P	P	P	P		P				
Home Occupation	P	P	P	P	P	P	P	P	P		P				
HUD-Code Manufactured Home	C			C	C	C					X				
Living Quarters on Site with a Business							P	P	P	P	P				
Multiple-Family Dwelling						P	P	P	P		P				
Residential Loft							P	P	P		P				
Rooming/Boarding House						P		P			P				
Single-Family Dwelling, Detached	P	P	P	P	P	P					P				
Single-Family Industrialized Housing	P	P	P	P	P	P					P				
Swimming Pool, Private	P	P	P	P	P	P	P	P	P		P				

SECTION 3. ZONING DISTRICTS

3.1. Zoning districts established.

3.1.1. The City of Dripping Springs, Texas, is hereby divided into the following zoning districts. The use, height, area regulations, and other standards, as set out herein apply to each district. The districts established herein shall be known as follows:

Zoning District Name

AG	Agriculture (min. 2 acres)
SF-1	Single-Family Residential — Low Density (min. 1 acre)
SF-2	Single-Family Residential — Moderate Density (min. ½ acre)
SF-4	Two-Family Residential — Duplex
SF-5	Single-Family Attached Residential — Town Home
MF	Multifamily Residential
MH	Manufactured Home
O	Office
LR	Local Retail
GR	General Retail
CS	Commercial Services
I	Industrial
H	Historic
GUI	Government, Utility, Institutional
PR	Public Recreation
PP	Public Park or Preserve
PD	Planned Development

3.1.2. A summary of the area regulations for the zoning districts is included in appendix B.

3.1.3. Certain terms and definitions used within this chapter can be found in section 5. Definitions specifically applicable to particular sections are contained within the section.

3.1.4. Limited cumulative zoning: Less intense uses shall be allowed within more intense districts that are zoned residential or commercial. For example, any use zoned AG through GR will be allowed in the CS zoning category, but only industrial uses are allowed in the industrial zoning district. Less intense uses constructed in more intense district shall conform to the regulations that correlate with the corresponding use category that is proposed to be used on the property.

3.1.5. A conversion chart explaining the disposition of the prior zoning districts to those designated under this chapter is provided in the appendices.

3.2. Agriculture district (AG).

3.2.1. Description : The AG, agriculture district is designed to permit the use of land for the ranching, propagation and cultivation of crops, small-scale horticultural enterprises, and similar uses. Single-family uses on large lots are also appropriate for this district. Territory that has been newly annexed into the city is initially zoned agriculture. It is anticipated that some portion of agriculturally zoned land may eventually be rezoned to another zoning classification in the future.

3.2.2. Permitted uses : Those uses listed for the AG, agricultural district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right, or conditionally permitted uses, respectively.

3.2.3. Height regulations.

- (a) Main building : Maximum of 40 feet for the main building or house.
- (b) Accessory buildings : Maximum 40 feet for accessory buildings, including detached garage/~~accessory dwelling units.~~
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.

3.2.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: Two acres.
 - (2) Minimum lot width: 100 feet.
 - (3) Minimum lot depth: 150 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 50 feet.
 - (2) Minimum side yard: Ten percent of the lot width, not to exceed 30 feet; 25 feet from a street right-of-way for a corner lot.
 - (3) Minimum rear yard: 50 feet for the main building and any accessory building(s); ten feet from a main building to an accessory building.
- (c) Impervious cover: 30 percent.

3.2.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, mobile homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, recreational vehicles, boats and trailers etc.). Cultivation equipment may be stored outside.

- (c) Side-entry garages : Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, group home, etc.) in the agriculture district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary buildings : There shall be no permanent use of temporary facilities or buildings. A use shall be deemed permanent after the use has been in existence on the same lot for a period of at least six months.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.3. Single-family residential district—Low density (SF-1).

- 3.3.1. Description : The SF-1, single-family residential district is intended to provide for development of low-density, detached, single-family residences on lots of at least one acre in size.
- 3.3.2. Permitted uses : Those uses listed for the SF-1 District or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.3.3. Height regulations :
 - (a) Main building(s) : Maximum two and one-half stories, or 40 feet for the main building or house, whichever is less.
 - (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.
- 3.3.4. Area regulations :
 - (a) Size of lots : Minimum lot area: One acre (43,560 square feet).
 - (b) Size of yards :
 - (1) Minimum front yard: 25 feet.
 - (2) Minimum side yard: Total of 40 feet combining both side yards with a minimum of 15 feet on either side.
 - (3) Minimum rear yard: 25 feet.
 - (c) Impervious coverage: 30 percent.
- 3.3.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, recreational vehicles, boats and trailers, etc.).
- (c) Side-entry garages : Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the City Building Code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-1 District. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary facilities : There shall be no permanent use of temporary buildings.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.4. Single-family residential district—Moderate density (SF-2).

- 3.4.1. Description : The SF-2, single-family residential district is intended to provide for development of primarily moderate-density detached, single-family residences on lots of at least ½ acre in size.
- 3.4.2. Permitted uses : Those uses listed for the SF-2 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.4.3. Height regulations :
 - (a) Main building(s) : Maximum two and one-half stories, or 40 feet whichever is less, for the main building or house.
 - (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units~~.
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.
- 3.4.4. Area regulations :
 - (a) Size of lots : Minimum lot area: One-half acre.
 - (b) Size of yards :
 - (1) Minimum front yard : Minimum 25 feet.
 - (2) Minimum side yard: Minimum 15 feet.
 - (3) Minimum rear yard: Minimum 25 feet from the main building.

- (c) Impervious cover: 40 percent.

3.4.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Side-entry garages : Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-2 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.
- (h) OSSFs : On-site sewage facilities (OSSFs) are prohibited in this district on lots of less than three-quarters of an acre.

(Ordinance 1220.10, adopted 9/12/06)

3.5. Single-family residential—Town center (SF-3).

3.5.1. Description : The SF-3, single-family residential district is intended to promote stable, quality, detached-occupancy residential development on individual lots at increased densities. Individual ownership of each lot is encouraged. This district provides a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.

3.5.2. Permitted uses : Those uses listed in the city's zoning ordinance for the GR district or any less intense residential district.

3.5.3. Height regulations :

- (a) Main building(s) height: Maximum two and one-half stories, or 40 feet for the main building or house, whichever is less.
- (b) Accessory building(s) height: Maximum 15 feet for accessory buildings, including a detached garage ~~or accessory dwelling units.~~

3.5.4. Area regulations :

- (a) Size of lots :

- (1) Minimum lot area: 3,500 square feet.
- (2) Minimum lot width: 35 feet.
- (b) Size of yard setbacks :
 - (1) Minimum front yard setback: Ten feet.
 - (2) Minimum side yard setback: Five feet; corner lots, seven and one-half feet from the street right-of-way.
 - (3) Minimum rear yard setback: Ten feet.
 - (4) Minimum setback for garage door from alley: Ten feet.
 - (5) Minimum setback for garage door from front curb or sidewalk: 25 feet.
 - (6) Minimum setback for accessory building: Five feet; no accessory buildings or structures are permitted in any front street yard.
- (c) Maximum total impervious coverage : 65 percent.
- (d) Minimum width of residential building : 25 feet.
- (e) Maximum height of fence within street yard : Three feet, all fences shall provide a finished face to abutting streets.
- (f) Maximum height of fence outside of street yard : Six feet; all fences shall provide a finished face to abutting streets and these fence shall not conflict with sight triangles at intersections or obstruct views from adjacent driveways.

3.5.5. Special requirements :

- (a) Separate utilities : All utilities shall be provided separately to each unit within the SF-3 district so that each unit is individually metered.
- (b) Maintenance for common areas : A property owners' association is required for continued maintenance of common land and/or facilities.
- (c) Garage space required : The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- (d) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (e) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (f) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city's building code.
- (g) Nonresidential uses : Site plan approval shall be required for any nonresidential use, including a school, church, child-care center, group home, or private recreation facility, in the SF-3 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.

- (h) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (i) Special purpose nonresidential lots : These lots, including, but not limited to landscape lots and utility lots, are exempt from regulations described in these SF-3 districts (see plat for use notes).

(Ordinance 1220.98, adopted 11/10/15)

3.6. Two-family residential—Duplex (SF-4).

- 3.6.1. Description : The SF-4, two-family residential district is intended to provide for development of detached, two-family residence structures on moderate size lots of at least 10,000 square feet in size.
- 3.6.2. Permitted uses : Those uses listed for the SF-4 district or any less intense residential district on the zoning use charts as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.6.3. Height regulations :
 - (a) Main building(s) : Maximum two and one-half stories, or 40 feet, whichever is less, for the main building or house.
 - (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.
- 3.6.4. Area regulations :
 - (a) Size of lots :
 - (1) Minimum lot area: 10,000 square feet.
 - (2) Minimum lot width: 70 feet.
 - (3) Minimum lot depth: 100 feet.
 - (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.
 - (2) Minimum side yard: Minimum ten feet; 15 feet from a street right-of-way for a corner lot.
 - (3) Minimum rear yard: Minimum 20 feet for the main building.
 - (c) Impervious cover : 50 percent.
 - (d) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.
- 3.6.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Side-entry garages : Two-family residential structures with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Nonresidential uses : Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.) in the SF-4 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (f) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (g) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.7. Single-family attached residential district (SF-5) garden home.

- 3.7.1. General purpose and description : The SF-5, single-family attached residential district is intended to promote stable, quality, attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the comprehensive plan, may provide a "buffer" or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.
- 3.7.2. Permitted uses : Those uses listed for the SF-5 district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.7.3. Height regulations :
 - (a) Main building(s) : Maximum two and one-half stories, or 40 feet for the main building or house, whichever is less.
 - (b) Accessory building(s) : Maximum 25 feet for accessory buildings, including a detached garage ~~or accessory dwelling units.~~
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.
- 3.7.4. Area regulations :
 - (a) Size of lots :
 - (1) Minimum lot area: 2,500 square feet.

- (2) Minimum lot width: 30 feet.
- (b) Size of yards:
- (1) Minimum front yard: 15 feet.
- (2) Minimum side yard:
- a. Single-family attached dwellings are not required to have a side yard, with the exception of a minimum 15-foot side yard adjacent to a street. The ends of any two adjacent building complexes or rows of buildings shall be at least 15 feet apart. The required side yards shall be designated upon a plat approved by the city council.
 - b. A complex of attached single-family dwellings shall have a minimum length of three dwelling units, and shall not exceed 200 feet in length or the width of six attached units, whichever is less.
 - c. Minimum rear yard: 20 feet for the main building.
- (c) Impervious coverage : 80 percent.
- (d) Other : Refer to section 5.

3.7.5. Special Requirements :

- (a) Separate utilities : All utilities shall be provided separately to each unit within an SF-5 district so that each unit is individually metered.
- (b) Useable open space requirement : All single-family attached developments shall provide usable open space at the ratio and criteria as specified below. Except as provided herein, any SF-5 subdivision shall provide useable open space which equals or exceeds 20 percent of the gross platted area, excluding rights-of-way for collector and larger sized streets. Useable open space shall not be required for an SF-5 development if it contains 20 or fewer units.
- (c) Maintenance for common areas : A property owners' association is required for continued maintenance of common land and/or facilities.
- (d) Garage space required : The elimination of a garage space by enclosing the garage with a stationary building wall is prohibited.
- (e) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (f) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (g) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (h) Nonresidential uses : Site plan approval shall be required for any nonresidential use, including a school, church, child-care center, group home, or private recreation facility,

in the SF-5 district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.

- (i) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (j) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.8. Multiple-family residential district (MF).

- 3.8.1. Description : The MF, multiple-family residential district is an attached residential district intended to provide the highest residential density, that being of 24 dwelling units per acre. The principal permitted land uses will include low-rise apartment dwellings and garden homes. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this district. This district should be located adjacent to a major thoroughfare and may serve as a buffer between low or medium density residential development and nonresidential development or high-traffic roadways.
- 3.8.2. Permitted uses : Those uses listed for the MF district or any less intense residential district in appendix C [appendix E] (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.
- 3.8.3. Height regulations :
- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less, for the main building(s).
 - (b) Accessory building(s) : Twenty-five feet for accessory buildings.
 - (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.
- 3.8.4. Area regulations :
- (a) Size of lots :
 - (1) Minimum lot area: 1,815 square feet per dwelling unit, not to exceed 24 dwelling units per acre, calculated on gross acreage. The minimum lot size shall be 20,000 square feet.
 - (2) Minimum lot width: 60 feet.
 - (b) Size of yards :
 - (1) Minimum front yard: 30 feet; all areas adjacent to a street shall be deemed front yards. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: 15 feet; 45 feet when building is in excess of one-story in height and adjacent to a single-family zoning district.
 - (3) Minimum rear yard: 25 feet; 45 feet when the building is in excess of one-story and adjacent to a single-family zoning district.
 - (c) Building separation :

- (1) One-story buildings: 20 feet for buildings with or without openings.
- (2) Two-story buildings (or a two-story building adjacent to a one-story building), 20 feet, for buildings with or without openings.
- (d) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (e) Housing affordability : It is a policy of the city council of Dripping Springs to encourage the development of affordable housing within the jurisdiction. Accordingly, for multifamily projects which take their principal access from major arterials or state or federal highways, and which are served by the public wastewater system, the following shall apply when calculating units per acre:
 Efficiency units of 550 square feet or less shall count as half units toward the units-per-acre count, and may comprise up to 20 percent of the total of units in the project.

3.8.5. Refuse :

- (a) Location : Every multiple-family dwelling unit shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travelway. The refuse facility shall be located on the same premises as the living units. The designation of off-site refuse facilities is prohibited. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk for more than one dwelling. Refuse dumpsters shall be no closer than 80 feet to any adjacent lot that is platted or used for residential dwellings.
- (b) Screening : Each refuse facility shall be screened on three sides from the view of a person(s) standing at ground level on the site or immediately adjoining property. Said screening [shall] consist of a solid screening device constructed of materials approved by the city administrator and not less than six feet in height, or by an enclosure within a building. A gate on the fourth side is optional. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.

3.8.6. Usable open space :

- (a) Each lot or parcel of land which is used for multifamily residences shall provide on the same lot or parcel of land a minimum of 300 square feet of useable open space per unit.
- (b) Covered or underground easements with useable open space may be included as part of the recommended open space.
- (c) Areas occupied by enclosed buildings (except gazebos and pavilions), street and alley right-of-way and/or easements, drives, parking and drainage channels may not be included in calculating useable open space.
- (d) Areas occupied by overhead electrical transmission lines, drainage channels and antennas may not be included in calculating useable open space.

- (e) Useable open space channels must be a minimum of 15 feet wide and have no slope greater than ten percent.
- (f) At the time of site plan approval, the P&Z may recommend, and the city council may allow, full or partial credit for open areas that exceed the ten percent maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.
- (g) Credit for off-site open space : At the time of site plan approval, the P&Z may recommend, and the city council may allow, up to one-third of the required open space to be satisfied by off-site dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The granting of any off-site credit for open space is a discretionary power of the city council. The guidelines below may assist in considering if credit is appropriate:
- (1) Adjacency: Is at least 15 percent of the MF development's boundary adjacent to the parkland or other open space.
 - (2) Accessibility: Are there defined pedestrian connections between the development and the parkland or other open space.
 - (3) Usability: Is the parkland or other open space immediately adjacent to the development suitable for use as parkland and accessible by residents?
 - (4) Design integration: Does the design of the development provide a significant visual and pedestrian connection to the park or other open space?
- (h) Special requirements :
- (1) Single-family units: Single-family units constructed in this district shall conform to the regulations that correlate with the appropriate residential category that is proposed to be used on the property.
 - (2) On-site dwellings: Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
 - (3) Open storage: Open storage is prohibited.
 - (4) Units near fire lanes: The front door of each dwelling unit shall be no more than 150 feet from a fire lane (measured by an unobstructed pathway, or route, for fire hoses).
 - (5) Access to a parking area: A paved walkway shall connect the front door of each ground floor unit to a parking area.
 - (6) Length of buildings: Buildings shall not exceed 200 feet in length.
 - (7) Oversize parking areas: Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided as part of the approved site plan. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.

- (8) Signage: All buildings containing residential units shall provide signage that clearly identifies the numbers (addresses) of the units within each building. Signage shall be visible from entrances into the complex or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, or emergency personnel. All signs must comply with all other applicable regulations.
- (9) Lighting: All parking areas shall have appropriate lighting and shall be positioned such that no light adversely impacts adjacent residential areas, and shall comply with the city's lighting ordinance.
- (10) Swimming pools: Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (11) Nonresidential uses: Site plan approval shall be required for any nonresidential use, such as a school, church, child-care center, group home, or private recreation facility, in the MF district. Any nonresidential land use that may be permitted in this district shall conform to the local retail district standards.
- (12) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
- (13) Other regulations: Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.9. Office district (O).

3.9.1. Description : The O, office district is established to create a district for low intensity office and professional uses. The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting building heights to one or two stories, and by utilizing buffering and landscaping requirements. Buildings in this district should be compatible with and similar in scale to residential uses and adjacent property. Bed-and-breakfasts should also be permitted.

3.9.2. Permitted uses : Those uses listed for the O, office district and single-family four (SF-4), single-family five (SF-5), and multifamily residential (MF) uses in appendix E> (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.9.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.

- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.9.4. Area regulations :

(a) Size of lots :

- (1) Minimum lot size: 5,000 square feet.
- (2) Minimum lot width: 50 feet.
- (3) Minimum lot depth: 100 feet.

(b) Size of yards :

[(1)—(3) Reserved.]

- (4) Minimum front yard: 15 feet; all yards adjacent to a street shall be considered a front yard (see section 5 for any additional setback requirements).
 - (5) Minimum side yard: Ten feet; fifteen feet adjacent to a public street or residential lot.
 - (6) Minimum rear yard: Ten feet.
 - (7) Adjacent to a single-family district: Any office use that is located adjacent to (and not across an right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 30 feet.
- (c) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (d) Gross floor area : The gross floor area for each nonresidential structure shall not exceed 40,000 square feet per building.

3.9.5. Landscaping requirements : Refer to city's landscaping ordinance.

3.9.6. Special district requirements :

- (a) Building facade review : Building facade (elevation) plans shall be submitted during the site development process in compliance with any approved exterior design standards enacted by the city.
- (b) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (c) Open storage : Open storage is prohibited.
- (d) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (e) Other regulations : Refer to section 5, Development Standards and Use Regulations.
- (f) Banks and savings and loan associations are restricted to one per intersection or shared access driveway.

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1220.41, adopted 12/9/08)

3.10. Local retail district (LR).

3.10.1. Description : The LR, local retail district is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods, citizens, and visitors of the city. Bed-and-breakfasts are permitted within local retail districts. General, office, regional commercial, or commercial services uses should not be permitted.

3.10.2. Permitted uses : Those uses listed for the LR district or any less intense commercial district and single-family four (SF-4), single-family five (SF-5), and multifamily residential (MF) uses in appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.10.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.10.4. Area regulations :

- (a) Size of lot :
 - (1) Minimum lot area: 5,000 square feet.
 - (2) Minimum lot width: 50 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 15 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: Ten feet; 15 feet adjacent to a public street or residential lot.
 - (3) Interior side yards: When retail uses are platted adjacent to other retail uses and are integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code and allows for connectivity.
 - (4) Minimum rear yard: Ten feet.
 - (5) Adjacent to a single-family district: Any neighborhood service use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 30 feet.
- (c) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (d) Gross floor area for nonresidential structures : The gross floor area for each building shall be 40,000 square feet per building.

- (e) Outside display : Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:
- (1) Outside display areas shall not be placed or located more than 30 feet from the main building.
 - (2) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 - (3) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - (4) Outside display areas shall not extend into public right-of-way or onto adjacent property.
 - (5) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (f) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (g) Open storage : Open storage is prohibited.
- (h) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (i) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.11. General retail district (GR).

3.11.1. Description : The GR, general retail district is established to provide areas for retail facilities that are larger than those generally located in the local retail district, such as large grocery stores, book stores, and the like. Areas zoned for general retail should have convenient regional access via major thoroughfares, such as U.S. Highway 290 or Ranch Road 12, and major collector streets are primary locational considerations. Hotel/motel uses, community scale retail, and bed-and-breakfasts are permitted within general retail districts. Office uses, commercial services, and industrial uses shall not be permitted.

3.11.2. Permitted uses : Those uses listed for the GR, general retail district or any less intense commercial district and single-family four (SF-4), single-family five (SF-5), and multifamily residential (MF) uses in appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.11.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.

- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.11.4. Area regulations :

- (a) Size of lot :
 - (1) Minimum lot area: 20 thousand square feet.
 - (2) Minimum lot width: 100 feet.
 - (3) Minimum lot depth: 150 feet.
- (b) Size of yards :
 - (1) Minimum front yard: 25 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: 25 feet; 25 feet adjacent to a public street or residential lot.
 - (3) Interior side yards: When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code.
 - (4) Minimum rear yard: 25 feet.
 - (5) Adjacent to a single-family district: Any retail use that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable residential district property line by 40 feet.
- (c) Impervious cover : 60 percent total, including main buildings and accessory buildings.
- (d) Gross floor area for nonresidential structures : The gross floor area for each building shall not exceed 60,000 square feet per building.
- (e) Minimum building separation for nonresidential structures : There shall be a minimum 80 feet separation between structures, or a minimum separation as required by the City's Fire Code (if any), whichever is greater.
- (f) Open storage : Open storage is limited to a maximum of five percent of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of section 5. Open storage cannot be visible from any public street or adjacent property.
- (g) Outside display :
 - (1) Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following.
 - (2) Outside display areas shall not be placed or located more than 30 feet from the main building.

- (3) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
- (4) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- (5) Outside display areas shall not extend into public right-of-way or onto adjacent property.
- (6) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (h) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (i) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (j) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.12. Commercial services district (CS).

3.12.1. Description : The commercial services (CS) district is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding and contractors shops, plumbing shops, automotive repair or painting services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view. The uses envisioned for the district will typically utilize small sites and have operational characteristics that are generally not compatible with residential uses and most other types of nonresidential uses within the city.

3.12.2. Permitted uses : Those uses listed for the CS, commercial services district or any less intense commercial district in appendix E (Use Charts) as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

(Ordinance 1210.19, adopted 6/10/14)

3.12.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.12.4. Area regulations :

- (a) Size of lot :

- (1) Minimum lot area: 8,000 square feet.
 - (2) Minimum lot width: 80 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
- (1) Minimum front yard: 25 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
 - (2) Minimum side yard: 15 feet; 25 feet adjacent to a public street or residential lot.
 - (3) Minimum rear yard: 25 feet.
 - (4) Adjacent to a single-family district: Any commercial use that is located adjacent to (and not across the street from) any single-family zoning district shall be set back from the applicable residential district property line by 60 feet.
- (c) Impervious cover : 70 percent total, including main buildings and accessory buildings.
- (d) Gross floor area for nonresidential structures : The gross floor area for each building shall not exceed 50,000 square feet per building.

3.12.5. Special Requirements :

- (a) Outside display : Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:
- (1) Outside display areas shall not be placed or located more than 30 feet from the main building.
 - (2) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 - (3) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - (4) Outside display areas shall not extend into public right-of-way or onto adjacent property.
 - (5) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (b) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (c) Open storage : Open storage is limited to a maximum of five percent of the total lot area, shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of section 5. They cannot be visible from any public street or adjacent property.

- (d) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (e) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.13. Industrial district (I).

3.13.1. Description : The industrial district is intended primarily for the conduct of light manufacturing, assembling and fabrication, and for warehousing, research and development, wholesaling and service operations which do not typically depend upon frequent customer or client visits and may include employment centers for the local workforce.

3.13.2. Permitted uses : Those uses listed for the industrial district in the use charts as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively.

3.13.3. Height regulations :

- (a) Main building(s) : Maximum two stories, or 40 feet, whichever is less.
- (b) Accessory building(s) : Maximum one story, or 25 feet for accessory buildings.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.13.4. Area regulations :

(a) Size of lot :

- (1) Minimum lot area: 20,000 square feet.
- (2) Minimum lot width: 80 feet.
- (3) Minimum lot depth: 100 feet.

(b) Size of yards :

- (1) Minimum front yard: 60 feet; all yards adjacent to a street shall be considered a front yard. See section 5 for any additional setback requirements.
- (2) Minimum side yard: 15 feet; 50 feet adjacent to a public street or residential lot.
- (3) Minimum rear yard: 25 feet; 50 feet adjacent to a public street or residential lot.
- (4) Adjacent to a single-family district: Any industrial use that is over one story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be set back from the applicable property line by 60 feet.

3.13.5. Impervious coverage : 70 percent total, including main buildings and accessory buildings.

3.13.6. Gross floor area for nonresidential structures : The gross floor area for each building shall not exceed 50,000 square feet per building. Owners seeking larger buildings or more impervious cover may request creation of a planned development district (PDD).

3.13.7. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- (b) Open storage : Open storage shall not be located in front of or on top of the building, shall not be located facing any street, and must be screened in accordance with the provisions of section 5. They cannot be visible from any public street or adjacent property.
- (c) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.
- (d) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(Ordinance 1220.10, adopted 9/12/06)

3.14. Government/utility/institutional (GUI).

3.14.1. Description : The GUI, government/utility/institutional district is intended to provide for the siting of government buildings of the state, county, city or federal governments. It is also intended to provide classification for public utility installations, EMS stations, fire stations, health care facilities, schools and churches, without regard to public or private ownership. This zoning classification may, with city council approval, be applied to properties situated anywhere within the city limits.

3.14.2. Permitted uses : Those uses defined as public services, government facilities or schools and churches on the zoning use charts are authorized uses permitted by right.

3.14.3. Height regulations :

- (a) Main building(s) : Maximum two and one-half stories, or 40 feet, whichever is less, for the main building or house.
- (b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage.
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations including accessory dwelling unit regulations.
- (d) Accessory dwelling(s) : ~~Maximum two stories, or 30 feet, whichever is less.~~

3.14.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: 7,000 square feet.
 - (2) Minimum lot width: 70 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.

(2) Minimum side yard: Minimum ten feet; or 20 feet from a property zoned SF-5 or more restrictive.

(3) Minimum rear yard: Minimum 20 feet for the main building.

(c) Impervious cover : 50 percent.

3.14.5. Special requirements :

(a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site purposes.

(b) Open storage : Open storage is prohibited unless permitted by conditional use permit.

(c) Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.).

(d) Other regulations : Refer to section 5, Development Standards and Use Regulations.

(e) Accessory dwelling : An accessory dwelling is allowed in this zoning district and may be a primary living space that is secondary to a primary nonresidential use so long as the use otherwise meets the definition of accessory dwelling.

(Ordinance 2019-44, adopted 12/10/19; Ord. No. 2021-01 , § 2, 1-12-2021)

3.15. Public recreation (PR).

3.15.1. Description : The PR, public recreation district is intended to provide for development of active recreational uses which are available to the general public, such as sports fields, concert pavilions, outdoor movie theaters, swimming pools, footrace and bicycle race tracks and assembly venues.

3.15.2. Permitted uses : Those uses listed for the PR district on the zoning use charts as "P" or "C" in appendix C [appendix E] are authorized uses permitted by right or conditionally permitted uses, respectively.

3.15.3. Height regulations :

(a) Main building(s) : Maximum two and one-half stories, or 40 feet for the main building or house.

(b) Accessory building(s) : Maximum 25 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~

(c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.15.4. Area regulations :

(a) Size of lots :

(1) Minimum lot area: 8,000 square feet.

(2) Minimum lot width: 50 feet.

- (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.
 - (2) Minimum side yard: Minimum ten feet; 20 feet from a street right-of-way for a corner lot.
 - (3) Minimum rear yard: Minimum 20 feet for the main building.
- (c) Impervious cover : 50 percent.

3.15.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling purposes.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Facilities classified under PR, public recreation zoning may be owned by the city (public), private entities, or private community clubs and foundations. If owned by a private entity or community club or foundation, the owner shall present for city council approval a comprehensive maintenance and upkeep plan for the property.
- (d) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (e) Site plan approval shall be required for any nonresidential use (such as a school, church, child-care center, private recreation facility, etc.).
- (f) Other regulations : Refer to section 5, Development Standards and Use Regulations.

3.16. Public park or preserve (PP).

3.16.1. Description : The PP, public park or preserve district, is intended to provide for development of park facilities within the city of a passive nature for recreational and visitation. Certain properties assigned this zoning classification may provide family and group recreation activities, such as picnic grounds, refreshment kiosks, hiking trails, bicycle paths, small game facilities and children's recreation installations. Properties devoted to such uses shall be classified "Park" at the time of approval of the zoning.

3.16.2. Other properties may be designated for more passive uses, limited to hiking, nature trails, birding, and other low-impact activities. These properties shall be classified "Preserve" at the time of the approval of the zoning.

(Ordinance 1220.10, adopted 9/12/06)

3.16.3. Permitted uses : Those uses listed for the PP district on the zoning use charts as "P" are authorized uses permitted by right. In addition, park accessory uses are allowed as addressed in this section.

- (a) Park accessory uses : Park accessory uses are those uses commonly associated with the use of public parks, operations, maintenance, and other support activities. These uses, as defined, shall be permitted by right. These uses shall include, but not limited to, community centers, senior centers, nature centers, dog off leash areas, parks and community services administration offices, playgrounds, camp sites, hike and bike trails, observatory, park maintenance workshop and storage facilities, community gardens, bird facilities, and other uses as approved by the city.

(Ordinance 2020-01, adopted 1/14/20)

3.16.4. Height regulations :

- (a) Main and accessory building(s) : Maximum one story, or 18 feet for any service or maintenance building, subject to city approval of location of such structure.
- (b) Refer to section 5, Development Standards and Use Regulations for other regulations.

3.16.5. Area regulations :

- (a) Size of lots :
- (1) Minimum lot area: 5,000 square feet.
 - (2) Minimum lot width: N/A.
 - (3) Minimum lot depth: N/A.
- (b) Size of yards :
- (1) Minimum front yard: N/A.
 - (2) Minimum side yard: N/A.
 - (3) Minimum rear yard: N/A.
- (c) Impervious cover : Three percent by main building and accessory buildings.

3.16.6. Special requirements :

- (a) On-site dwellings : There shall be no on-site dwellings of any kind on property zoned PP.
- (b) Open storage : Open storage is prohibited.
- (c) Temporary facilities : There shall be no permanent use of temporary facilities or buildings, unless approved pursuant to a conditional use permit (CUP) following a recommendation by the parks and recreation commission after considering the following factors:
- (1) Aesthetic quality;
 - (2) Necessity;
 - (3) Use of facility for sports equipment storage or a locker room; and
 - (4) Compliance with the federal Americans with Disabilities Act.

3.17. Conditional use permit (CUP).

3.17.1. Description : A conditional use is a land use that, because of its unique nature, is compatible with the permitted land uses in a given zoning district only under certain conditions. Such conditions include a determination that the external effects of the conditional use in relation to the existing and planned uses of adjoining property and the neighborhood can be mitigated through imposition of additional standards and conditions. This subsection sets forth the standards used to evaluate proposed conditional uses and the procedures for approving conditional use permit (CUP) applications.

3.17.2. CUP required : No conditional use shall be established and no building permit or certificate of occupancy (C.O.) may be issued for any use designated by this chapter as a conditional use within a zoning district until a conditional use permit is issued by the city. An application for a CUP shall be accompanied by a site plan prepared in the manner described in this chapter. The site plan shall illustrate the proposed use to be established, its relationship to adjoining properties, and how it meets the approval standards set forth in section 3.17.6.

3.17.3. Status of conditionally permitted uses : The following general rules apply to all conditional uses:

- (a) The designation of a use in a zoning district as a conditional use does not constitute an authorization or assurance that such use will be approved.
- (b) Approval of a CUP shall authorize only the particular use for which the specific CUP is issued.
- (c) No use authorized by a CUP shall be enlarged, extended or relocated, nor may the number of dwelling units be increased, unless an application is made for approval of a new CUP in accordance with the procedures set forth in this section.
- (d) Development of the use shall not be carried out until the applicant has secured all the permits and approvals required by these zoning regulations, the city code of Ordinances, or any permits required by regional, state and federal agencies.

3.17.4. Application for CUP:

- (a) Application requirements : An application for a CUP may be submitted by the property owner or by the property owner's designated representative to the city. The application shall be accompanied by a site plan prepared in accordance with the requirements of this chapter. If a zoning amendment is required or requested in writing, such application shall accompany the application for a CUP.
- (b) Subdivision approval : If the proposed use requires a division of land, an application for subdivision approval shall be submitted in conjunction with the application for a CUP. Approval of the CUP shall not become effective until final approval of the subdivision application; provided, that if the land is to be divided in phases, the approval of the CUP shall take effect upon final approval of the phase of the subdivision containing the property on which the conditional use is to be located.

3.17.5. Procedures for CUPs :

- (a) P&Z Recommendation : Upon receipt of the recommendation from the city administrator, the P&Z shall conduct a public hearing in order to formulate its recommendations to the city council on the CUP application. Following the public hearing, the P&Z shall recommend approval, approval subject to modification, or denial of the proposal to the city council. If the appropriateness of the use cannot be assured at the location, the P&Z shall recommend denial of the application as being incompatible with existing uses or with other uses permitted by right in the district.
- (b) City council action : The city council shall be the final decision-maker on applications for CUPs. Following a public hearing, and in consideration of the P&Z's recommendations, the city council shall approve, modify or deny the proposal for a CUP. If the appropriateness of the use cannot be assured at the location, the application for CUP shall be denied as being incompatible with existing uses or with other uses permitted by right in the district.

3.17.6. Standards : Factors for consideration: When considering applications for a CUP, the P&Z and the city council shall evaluate the impact of the conditional use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Decisions shall be rendered on the basis of the site plan and other information submitted. The P&Z and the city council shall specifically consider the extent to which:

- (a) The proposed use at the specified location is consistent with the policies embodied in the comprehensive plan;
- (b) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (c) The proposed use meets all supplemental standards specifically applicable to the use, as established in the development standards, section 5;
- (d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:
 - (1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
 - (2) Off-street parking areas, loading areas, and pavement type;
 - (3) Refuse and service areas;
 - (4) Utilities with reference to location, availability, and compatibility;
 - (5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

- (6) Control of signs, if any;
- (7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
- (8) Required yards and open space;
- (9) Height and bulk of structures;
- (10) Hours of operation;
- (11) Exterior construction material, building design, and building facade treatment;
- (12) Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and
- (13) Provision for pedestrian access/amenities/areas;
- (e) The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,
- (f) Noise;
- (g) Odors; and
- (h) Dust.

3.17.7. Conditions : In approving the application, the P&Z may recommend and the city council may impose such conditions as are reasonably necessary to assure compliance with these standards and the purpose and intent of this section. Any conditions imposed shall be set forth in the motion approving the conditional use, and shall be incorporated into or noted on the site plan for final approval. The city administrator shall verify that the site plan incorporates all conditions set forth in the conditional use, and shall sign the plan to indicate final approval. The city shall maintain a record of such approved conditional uses and the site plans and conditions attached thereto.

3.17.8. Prohibition on waivers and special exceptions : Conditions imposed upon a particular CUP shall not be waived by the board of adjustment. In conformity with the authority of the city council to authorize conditional uses, the city council may waive or modify specific standards otherwise made applicable to the use by this chapter, to secure the general objectives of this section, provided.

3.17.9. Expiration, extension and termination : The expiration, extension and termination of a CUP shall be governed by the following rules:

- (a) A CUP may be approved for a term not to exceed two years.
- (b) CUPs for existing uses and/or structures shall automatically renew for successive two year periods unless an objection is raised by the city administrator based on either:
 - (1) A history of poor code compliance; or
 - (2) A revision to the comprehensive plan that renders the CUP incompatible.

- (c) CUPs for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved.
- (d) Extension of CUP : If a CUP expires, or if the requisites of subsection (c) above are not met, two extensions of six months each in length may be granted, unless otherwise specified by ordinance. If no request for extension of a CUP is submitted, then the CUP shall be null and void.
- (e) Determination of extension : In determining whether to grant a request for extension of a CUP, the city council shall take into account the following factors:
- (1) Reasons for the lapse;
 - (2) Ability of the property owner to comply with any conditions attached to the original approval;
 - (3) Extent to which development regulations would apply to the plan at that point in time;
 - (4) History of code compliance at the premises;
 - (5) Consistency of the CUP with the current comprehensive plan.

The city council shall either extend the CUP or deny the request, in which instance the originally approved CUP shall be deemed null and void. The property owner may thereafter submit a new plan application for rezoning or a CUP, and shall conform to the regulations then in effect.

Revocation : The city administrator may revoke a CUP for failure to comply with municipal regulations and the conditions placed on the use.

3.17.10. Amendment : No proposed or existing building, premise or land use authorized as a conditional use may be established, enlarged, modified, structurally altered, or otherwise changed from that approved in the conditional use permit, unless such amendment is authorized in accordance with the standards and procedures set forth in this section, and the CUP and approved site plan are amended accordingly.

3.17.11. Other regulations : The BOA shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any CUP.

3.17.12. Use regulations : Uses allowed by CUP are specified in appendix C [appendix E] (Use Charts).

3.17.13. Transferability : A CUP is issued to a specific person or entity, and as such is nontransferable. A CUP is personal to a particular applicant. It does not run with the land. Subsequent purchasers or tenants seeking to continue the conditional use on the premises may apply for a new CUP.

3.17.14. Ag Ed Short Form CUP approval :

- (a) The city council seeks to promote youth education programs, particularly those furthering activities related to farming, ranching, and animal husbandry.
- (b) The city council finds that FFA and 4-H Club programs are vital educational opportunities for the city's youth and an important link to the city's rural way of life.
- (c) The city council has determined that the typical standards for receipt of a conditional use permit for domestic farm animals can be unduly burdensome for participants in FFA and 4-H programs; and
- (d) The process for application and receipt of a CUP for domestic farm animals shall be abbreviated for educational agricultural programs:
 - (1) Definitions : Agricultural educational programs ("Ag Ed Programs") shall mean any activity organized by an accredited school system or nonprofit organization serving children. Examples of Ag Ed Programs include the Future Farmers of America (FFA) and the 4-H Club.
 - (2) Qualified applicant : Only primary or secondary school students enrolled in an, or members of, an Ag Ed Program are qualified to apply for Ag Ed Short Form approval for a CUP. To be qualified, an applicant must be precluded from boarding the applicant's livestock at the school's facility.
 - (3) Applications : Applicants for Educational Short Form Approval of a CUP for Domestic Farm Animals shall include written verification from the Ag Ed Program. The verification must be on letterhead signed by an adult supervisor of the Ag Ed Program. The verification must also attest to the fact that the livestock school's facility is full and lacks the capacity to accommodate the applicant's animal. Both the applicant's parental guardian and the owner of the property subject to the CUP must submit a letter with the application accepting financial responsibility and legal liability for the animal.
 - (4) Approvals : CUP applications submitted to the city by qualified applicants shall be reviewed by the city administrator.
 - (5) Fees : Qualified applicants are exempt from payment of any administrative fees otherwise assessed for CUPs.
 - (6) Appeals : Decisions of the city administrator may be appealed to the BOA. Petitions for appeal must be submitted to the city in writing within 20 days of the administrator's decision.
 - (7) Duration : A CUP granted through the Ag Ed Short Form process provided by this section shall expire seven months after issuance. The city administrator shall have the authority to extend the SUP [CUP] for an additional period of two months upon receipt by the city of a written application for an extension by a qualified applicant.

3.17.15. Custom cabinet and woodworking :

- (a) The city council recognizes the value of artisanship and workmanship that is incorporated into architectural woodworking.
- (b) The city council seeks to ensure that potential adverse externalities generated by commercial woodworking are limited and mitigated so not to cause public health problems or negatively impact neighboring properties.
- (c) Applications for a CUP for a custom cabinet and woodworking shop must include written verification that the entity is sufficiently constructed and equipped to prevent the off-site migration of the following nuisances:
 - (1) Noise;
 - (2) Dust;
 - (3) Debris; and
 - (4) Odors.
- (d) All outdoor storage must be fenced and screened from view from public roadways.

3.17.16. Manufactured housing : In addition to the requirements of subsections 3.17 and 3.18 of this chapter applications for a CUP for HUD-Code manufactured homes or for a manufactured housing community must comply with the city's manufactured housing ordinance.

3.17.17. Private gaming club :

- (a) The city council finds that this conditional use is generally permissible in the approved districts, but the city council seeks to ensure that potential adverse effects generated by recreational activities are responsibly managed and minimized.
- (b) In addition to meeting the standards for a conditional use permit established in this section, the applicant for a private gaming club conditional use permit must also demonstrate:
 - (1) The private gaming club shall operate no later than 10:00 p.m. on weekdays and 11:00 p.m. on weekends;
 - (2) The private gaming club shall be sufficiently constructed to prevent the off-site migration of noise; and
 - (3) The private gaming club shall not be a "gambling place" nor shall any "gambling" be conducted on the premises as both are defined by chapter 47 of the Texas Penal Code.

(Ordinance 1220.10, adopted 9/12/06; Ordinance 1350.02, § 2, adopted 3/9/10; Ordinance 1220.97, adopted 10/14/14; Ordinance 2019-41, adopted 11/12/19; Ordinance 2020-01, adopted 1/14/20)

3.18. Manufactured housing (MH).

3.18.1. Description : The MH, manufactured housing district is intended to provide for single-family residential development in accordance with the manufactured housing ordinance.

3.18.2. Permitted uses : Those uses listed for the MH district or any less intense residential district on the zoning use charts as "P" or "C" in Appendix C are authorized uses permitted by right or conditionally permitted uses, respectively.

3.18.3. Height regulations :

- (a) Main building(s) : Maximum one story, or 20 feet for the main building or house, whichever is less.
- (b) Accessory building(s) : Maximum 20 feet for other accessory buildings, including a detached garage ~~or accessory dwelling units.~~
- (c) Other : Refer to section 5, Development Standards and Use Regulations for other regulations.

3.18.4. Area regulations :

- (a) Size of lots :
 - (1) Minimum lot area: 10,000 square feet for lots with public sanitary sewer; 0.75 acres with OSSF.
 - (2) Minimum lot width: 70 feet.
 - (3) Minimum lot depth: 100 feet.
- (b) Size of yards :
 - (1) Minimum front yard: Minimum 20 feet.
 - (2) Minimum side yard: Minimum 15 feet on each side.
 - (3) Minimum rear yard: Minimum 20 feet for the main building.
- (c) Impervious cover : 50 percent.

3.18.5. Special requirements :

- (a) On-site dwellings : Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes. For definitions of these terms, look to the manufactured housing ordinance.
- (b) Open storage : Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
- (c) Swimming pools : Swimming pools shall be constructed and enclosed in accordance with the city building code.
- (d) Site plan approval shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, etc.).

-
- (e) Other regulations : Refer to section 5, Development Standards and Use Regulations.
 - (f) Temporary facilities : There shall be no permanent use of temporary facilities or buildings.

(Ordinance 1350.02, §§ 3, 4, adopted 3/9/10)

5.6. Parking based on use.

In all districts, there shall be provided at the time any building or structure is erected or structurally altered, or change of use, off-street parking spaces in accordance with the following requirements:

5.6.1. Residential :

- (a) Single-family residential including SF-1, SF-2, SF-3 and SF-4 : Two per dwelling unit.
- (b) Single-family attached residential—Town home including SF-5 : Two per dwelling unit. All off-street parking in this district shall not face a public street; nor shall garages or spaces be permitted in any street yard.

(c) Accessory Dwelling Unit: One per accessory dwelling unit.

~~(e)~~(d) Multifamily residential :

- (1) Efficiency: One space.
- (2) One bedroom: One and one-half spaces.
- (3) Two bedrooms: Two spaces.
- (4) Two + bedrooms: Two and one-half spaces.

Plus an added five percent of the total number of required spaces for the development.

5.6.2. Commercial :

- (1) Automobile parts sales (indoors): One space per 500 square feet of indoor floor area plus one space for each 2,000 square feet of outside sales area.
- (2) Automobile sales or service: See motor vehicle sales.
- (3) Bank, savings and loan, or similar institution: One space per 200 square feet of gross floor area in addition to required stacking spaces.
- (4) Bed and breakfast facility: One space per guest room in addition to the requirements for a normal residential use.
- (5) Bowling alley or center: Six parking spaces for each alley or lane.
- (6) Bus or truck repair, storage area, or garage: One space for each 500 square feet of floor area and repair garage with a minimum of five spaces.
- (7) Business or professional office (general): One space per 300 square feet of gross floor area except as otherwise specified herein.
- (8) Carwash (self serve): One space per washing bay or stall in addition to the washing areas/stalls themselves and required stacking spaces; Carwash (full service): One space per 150 square feet of floor area in addition to the required stacking spaces.
- (9) Church, rectory, or other place of worship: One parking space for each three seats in the main auditorium/sanctuary.
- (10) College or university: One space per three day students (based upon maximum occupancy and/or enrollment numbers).
- (11) Commercial amusement (indoor): One space per 100 square feet of gross floor area, or as follows:
 - (a) Racquetball or handball courts: Three spaces for each court.
 - (b) Indoor tennis courts: Six spaces for each court.

- (c) Gymnasium, skating rinks, and martial arts schools: One space for each three seats at a maximum seating capacity (based upon maximum occupancy), plus one space for each 200 square feet.
- (d) Swimming pool: One space for each 100 square feet of gross water surface and deck area.
- (e) Weight lifting or exercise areas: One space for each 100 square feet.
- (f) Indoor jogging or running tracks: One space for each 100 linear feet.
- (g) Motion picture theaters (which do not include live performances): a) one space per three and one-half seats for single-screen theaters; b) one space per five seats for motion picture theaters with two or more screens.
- (h) Amusement center: One space for each game table and one space for each amusement device.
- (i) All areas for subsidiary uses not listed above or in other parts of this [sic]
- (j) Section (such as restaurants, office, etc.), shall be calculated in [accordance] with the minimum specified for those individual uses.
- (12) Commercial amusement (outdoor): Ten spaces plus one space for each 500 square feet over 5,000 square feet of building and recreational area.
- (13) Commercial use: One space per 250 square feet of floor area.
- (14) Community center, library, museum or art gallery: Ten parking spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one space for each four seats that it contains.
- (15) Convenience store (with gasoline pumps): One space per 200 square feet of floor area, plus one space for each gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. If no gasoline sales are provided, then the parking requirements shall be the same as for a retail store. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
- (16) Dance/aerobics studio, or assembly/exhibition hall without fixed seats: One parking space for each 100 square feet of floor area.
- (17) Day nursery: One space per ten pupils (based upon maximum occupancy and/or licensing capacity), plus one space per teacher, plus one space for each bus or van.
- (18) Defensive driving school/class: One space for each classroom seat.
- (19) Fraternity, sorority or dormitory: One parking space for each two beds on campus, and one and one-half spaces for each two beds in off-campus projects.
- (20) Furniture or appliance store, hardware store, wholesale establishments, clothing or shoe repair or service: Two parking spaces plus one additional parking space for each 300 square feet of floor area over 1,000 square feet.
- (21) Gasoline station: One space per 200 square feet of floor area, plus one space for each gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
- (22) Golf course: Four parking spaces per hole or green plus requirements for retail, office, and clubhouse areas and one space per each two employees.
- (23) Golf driving range: One and one-half spaces for each driving tee.

- (24) Health club, health spa or exercise club: One space per 150 square feet of floor area.
- (25) Hospital: One space for each two beds or examination room, whichever is applicable; plus one space for every two employees during periods of full occupancy.
- (26) Hotel or motel: One space per room plus one space per five restaurant/lounge area seats (based upon maximum occupancy), plus one space per 125 square feet of meeting/conference areas.
 - (a) One and one-half spaces per room which contains kitchenette facilities, plus parking for restaurant and meeting areas per ratio stated in this paragraph.
 - (b) Two spaces per guest room provided with full kitchen facilities plus parking for restaurant and meeting areas per the ratio stated in this paragraph.
 - (c) One space for every two employees during peak (i.e., busiest) time periods when the hotel/motel is fully occupied.
- (27) Industrial (light) uses: One space for each 1,000 square feet of floor area.
- (28) Institutions of a philanthropic nature: Ten spaces plus one space for each employee.
- (29) Learning center with one parking space for each 100 square feet of floor area.
- (30) Library or museum: Ten spaces plus one space for every 300 square feet.
- (31) Lodge or fraternal organization: One space per 200 square feet.
- (32) Lumber yard/home improvement center: One space per 400 square feet display area, plus one space per 1,000 square feet of warehouse.
- (33) Machinery or heavy equipment sales: One space per 500 square feet of gross floor area.
- (34) Mobile home/mobile home park: Two spaces for each mobile home unit, plus visitor/supplemental parking in accordance with subsection (See also manufactured home ordinance), plus additional spaces as required herein for accessory uses.
- (35) Manufacturing, processing or repairing: One space for each two employees or one space for each 1,000 square feet of total floor area, whichever is greater.
- (36) Medical or dental office: One space per 200 square feet of floor area. Facilities over 20,000 square feet shall use the parking standards set forth for hospitals.
- (37) Mini-warehouse: Four spaces per establishment plus one additional space per 10,000 square feet of storage area.
- (38) Mortuary or funeral home: One parking space for each 200 square feet of floor space in slumber rooms, parlors or individual funeral service rooms, or one space for each three seats in the auditorium/sanctuary, whichever is greater. Adequate on-site stacking spaces shall also be provided for the organization and forming of processions such that these activities do not cause excessive or extended traffic congestion/delays on a public roadway.
- (39) Motor vehicle sales and new or used car lots: One parking space for each 500 square feet of sales floor/office and other indoor uses, plus one parking space for each 1,000 square feet of exterior lot area used for storage, sales and parking areas, plus one parking space per repair bay in service areas (indoors or outdoors), plus one parking space per service/towing vehicle to be stored on-site.
- (40) Nursing home, convalescent home, or home for the aged: One space per six beds; plus one parking space for each 300 square feet of floor area devoted to offices, cafeterias, exercise/therapeutic rooms, and other similar ancillary uses; plus one space for every two employees at full occupancy.
- (41) Office (administrative or professional): One space for each 300 square feet of floor area.
- (42) Outdoor display: One space for each 600 square feet of open sales/display area.

- (43) Places of public assembly not listed: One space for each three seats provided.
- (44) Real estate office: One space for each 200 square feet.
- (45) Restaurant, private club, nightclub, cafe or similar recreation or amusement establishment: One parking space for each 100 square feet of seating/waiting area, or one space for every three seats under maximum seating arrangement (i.e., occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be required for drive-through facilities.
- (46) Retail or personal service establishment, except as otherwise specified herein: One space per 200 square feet of gross floor area in addition to any required stacking spaces for drive-through facilities.
- (47) Retirement housing for the elderly (independent living): One and one-half spaces for each dwelling unit, plus any additional spaces for accessory retail, office, service or recreational uses as defined for those uses.
- (48) Rooming or boarding house: One parking space for each sleeping room, plus one parking space for each host resident or employee during maximum (i.e., peak) shift.
- (49) Sanitarium or similar institution: One parking space for each six beds, plus one parking space for every two employees at maximum (i.e., peak) shift and full occupancy.
- (50) School, elementary (grades K—6): One parking space for each 15 students (design capacity).
- (51) School, secondary or middle (grades 7—8): One parking space for each 12 students (design capacity).
- (52) School, high school (grades 9—12): One space for each three students, faculty and staff (design capacity).
- (53) Storage or warehousing: One space for each two employees or one space for each 1,000 square feet of total floor area, whichever is greater.
- (54) Telemarketing: One space for each 250 square feet of space.
- (55) Theater, indoor or outdoor (live performances), sports arena, stadium, gymnasium or auditorium (except school auditorium): One parking space for each three seats or bench seating spaces (see section 5.1.7.B [5.7.2]).
- (56) Truck stops: One truck parking space for each 10,000 square feet of site area plus one vehicle parking space per 200 square feet of building area.
- (57) Veterinarian clinic: One space per 300 square feet of gross floor space.
- (58) Warehouse or wholesale type uses: One space for 5,000 square feet of gross floor area.

5.6.3. Mercer Street Historic District parking :

- (1) Fee-in-lieu of parking spaces :
 - (a) Within the Mercer Street Historic District, (as delineated within chapter 30, Zoning, exhibit a, zoning ordinance, section 4, Overlay Districts, division 3, Historic Overlay Districts), a property owner who is unable to provide the required number of parking spaces for a non-residential uses may request to pay a fee in-lieu to the City of Dripping Springs Downtown Parking Fund for each parking space that is not provided, if the request for reduced parking meets the criteria contained herein. Payments to the fund will be on a per unprovided parking space basis as set out in appendix A, fee schedule, of the city's Code of Ordinances. Payments to the downtown parking fund will be used for the sole purpose of constructing, maintaining, and improving public parking on public property within the Mercer Street Historic District, or in an area adjacent to the Mercer Street Historic District, including but not limited to on-street parking, public parking lots, and public parking garages.

- (b) When an existing building is: (1) converted to another use; or (2) has the gross floor area within the existing building perimeter enlarged, rehabilitated, or remodeled, without enlarging the building perimeter/footprint/gross floor area, then the building conversion or improvement shall not require additional off-street parking, so long as the existing off-street parking spaces utilized by said building are maintained.
- (c) For new commercial/retail buildings or expanded building gross floor area within the Mercer Street Historic District boundary, the expanded building area shall provide 75 percent of the off-street parking requirements as listed in the parking based on use within the zoning ordinance. An expansion of a patio to allow for additional outdoor seating shall not constitute an increase in gross floor area, or as expanding the footprint of the existing structure, and shall not be required to provide additional parking.
- (d) If a structure is completely demolished, and where a new building is constructed, then the property owner shall only be required to provide additional parking for the increase in overall gross floor area created by the new construction.
- (e) Where additional parking is required, then the applicant/property owner shall provide a detailed plan demonstrating how the site meets the city's parking standards, as amended herein for the Mercer Street Historic District, or pay the fee-in-lieu, as adopted in accordance with appendix A, fee schedule, for the necessary number of parking spaces to serve the site. The fee is required to be paid prior to site plan approval, or prior to certificate of occupancy issuance, whichever comes first.
- (f) Residential and hotel type uses shall not be eligible to pay the fee-in-lieu, nor are they allowed the reduced off-street parking requirements unless the city administrator approves the fee-in-lieu based on the site and requested use. The city administrator may require a parking study, engineering studies, or other applicable information in order to determine whether the fee-in-lieu should be approved prior to approving the applicants request for fee-in-lieu for residential/hotel type uses.
- (g) With the exception of approved special exceptions related to the location of parking described in section 5.7.8 below, no new parking special exceptions, alternative parking plans, or joint-use agreements shall be granted within the Mercer Street Historic District, all properties shall comply with the amended parking requirements found herein, either by providing the required number of spaces, paying the fee-in-lieu as outlined in appendix A, fee schedule, or a combination of the two. Nothing in this subsection shall affect existing parking special exceptions, alternative parking plans, or joint-use agreements.
- (h) Any parking special exceptions, alternative parking plans, or joint-use agreements that were approved prior to the adoption of this ordinance shall be required to comply with all requirements set forth by the Board of Adjustment or other body at the time the request was approved.

(Ordinance 1220.10, adopted 9/12/06; Ordinance 2020-27, adopted 6/9/20)



To: Mayor Bill Foulds, Jr. and the City Council of the City of Dripping Springs
From: Howard J. Koontz, AICP
Date: March 1, 2022
RE: Comprehensive Plan 2045 – Steering Committee

I. Background

As Dripping Springs embarks on a Comprehensive Plan development process over the course of 2022, staff is preparing the required meetings, venues, and volunteers who assist the project team in facilitating each phase of the process. A key and critical role is the creation and utilization of an intermediary committee that can serve as a sounding board for the consultants as they process and refine the information gathered from stakeholder interviews and public input.

It's important to try and establish as beneficial a balance as possible when considering the make-up of the committee. Staff has considered the institutional knowledge of a wide range of our development and operational partners, and other organizations that may not rely on city administration directly but may have a symbiotic interest in the development patterns in and around the city of Dripping Springs for the years to come.

To that end, staff recommends the committee be established with the knowledge and input of such disciplines as the business community at-large like the Chamber of Commerce and Visitors Bureau; local outside utility institutions such as water and electric providers; the Dripping Springs School District; the Dripping Springs Library; life safety professionals from the Emergency Services District and Constable's Office; historic preservation specialists; transportation consultants; housing a home market authorities; and long-time and vested residents with a strong background of experience and knowledge about the city's growth and development changes.

Notably, staff has purposefully not recommended City Councilmembers or Planning & Zoning commissioners, because at the end of the Comprehensive Planning process, those

two entities will be directly responsible for the recommendation of the plan to move forward, and/or the actual ratification of the Plan. Instead, these groups can be regularly updated on the plan's progress during the usual and customary course of staff reports at their regularly scheduled monthly meetings.

II. Steering Committee Appointees

Staff recommends a committee of 11 persons, for a few reasons: it's large enough to comprise a wide range of disciplines, but not so large that consensus wouldn't be possible. Also, an odd number committee could prevent a tie in the event there's a straw poll for items in discussion. Lastly, if a minority of individual members aren't able to attend every meeting, there will still be a sufficient number of committee members in attendance to offer meaningful insight and direction to the plan consultants.

Staff's working list of preferred appointees includes:

- *Business Community, TIRZ*
- *Business Community, EDC*
- *DSISD Representative*
- *DS Library*
- *ESD #6*
- *Constable's Office—Pct. 4*
- *Pedernales Electric Cooperative*
- *Water Utility Provider*
- *Community member at-large, TBD*
- *Community member at-large, TBD*
- *Community member at-large, TBD*

Staff would appreciate a discussion with direction on specific persons to fill these seats, so this committee can be appointed this month.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NON-EXCLUSIVE WASTEWATER EASEMENT

Date: *DRAFT*

Grantor: **DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT**, an independent school district and political subdivision of the State of Texas

Grantor's Address: 510 W. Mercer Street
Dripping Springs, Hays County, Texas 78620

Grantee: **CITY OF DRIPPING SPRINGS, TEXAS**, a General Law municipality situated in Hays County, Texas

Grantee's Address: P.O. Box 384
511 Mercer Street
Dripping Springs, Hays County, Texas 78620

Property: A non-exclusive easement over, under, along, through, and across the parcel of real property of Grantor ("Easement"), said Easement consisting of a 0.277 acre tract of land, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference ("Easement Tract").

Consideration: _____ and other good and valuable consideration.

GRANT OF NON-EXCLUSIVE EASEMENT:

Grantor, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby GRANT, SELL AND CONVEY unto Grantee the 15 foot wide Non-Exclusive Easement in, upon, over (nothing above grade), under, along, through, and across the Easement Tract TO HAVE AND TO HOLD the same perpetually to Grantee and its successors and assigns, together with the right and privilege as necessary for the Grantee herein, its agents, employees and representatives of ingress and egress to and from the adjoining property of Grantor, or any part thereof, for the purpose of construction, operation, maintenance, replacement, upgrade, and repair of a sanitary sewer line that will be approximately between 6' and 10' below the surface, which will be constructed and installed therein or thereon under the terms of this Easement.

The Easement shall be used by Grantee for public wastewater utility purposes, including placement, construction, installation, replacement, repair, maintenance, upgrade, relocation, removal, and operation of public wastewater pipelines and related appurtenances, or making connections thereto (“Facilities”). The Easement shall also be used by Grantee for the purpose of providing access for the operation, repair, maintenance, replacement and expansion of the Facilities.

The non-exclusive easement is made and accepted subject to any and all conditions, encumbrances and restrictions, if any, relating to the hereinabove described property to the extent, and only to the extent, that the same may still be in force and effective, either apparent or shown of record in the public records of Hays County, Texas.

Except as otherwise noted, the non-exclusive easement, rights and privileges herein granted shall be perpetual; however, that said non-exclusive easement, rights and privileges shall cease and revert to Grantor in the event the said Facilities are abandoned, or shall cease to be used, for a period of two (2) consecutive years.

Upon completion of construction and any placement construction, installation, replacement, maintenance, repairs, relocation, removal, or operation, or other Grantee or assigns activities on Grantor’s Property, Grantee agrees to restore the surface of the Easement Tract as follows: remove any construction debris or other material remaining on the site after construction, remove any disturbed rock, roots, and soil, remove any temporary barriers, remove any temporary access roads and drainage facilities, revegetate disturbed vegetated areas, and restore roadway surfaces and any other Grantor improvements to existing or better condition, unless requested otherwise by Grantor. In all instances, the Grantee shall immediately return Grantor’s property to its original condition, including repair of any improvements to Grantor’s real and personal property.

Grantor also retains, reserves, and shall continue to enjoy the surface of such Easement Area for any and all purposes that do not interfere with and prevent the use by Grantee of the Easement Area, including the right to retain any structure or improvement currently within the Easement Area, and to further build and use the surface of the Easement Area for any other uses.

TO HAVE AND TO HOLD the rights and interests described unto Grantee and its successors and assigns forever, so long as the non-exclusive easement remains a non-exclusive easement, also available for Grantor’s use, including Grantor’s ability to grant other rights of use, including, but not limited to, easements, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantor is hereby bound, together with all heirs, executors, administrators or successors, to warrant and forever defend all and singular the above-described non-exclusive easement and rights and interest unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof, except as stated herein, when the claim is by, through or under Grantor, but not otherwise.

In witness whereof, this instrument is executed this ____ day of _____, 20__.

GRANTOR:

DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT

By: _____
Dr. Mary Jane Hetrick
Board President

STATE OF TEXAS

§

ACKNOWLEDGMENT

§

COUNTY OF HAYS

§

This instrument was acknowledged before me, the undersigned authority, this ____ day of _____, 2022, by Dr. Mary Jane Hetrick, the President of the Board of Trustees of Dripping Springs Independent School District, an independent school district and political subdivision of the State of Texas, on behalf of said entity, as authorized by the Board of Trustees by action taken by Resolution during an open meeting on February 28, 2022.

Notary Public In and For
The State of Texas

My Commission expires: _____

AFTER RECORDING RETURN TO:

City Secretary
City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620

EXHIBIT "A" EASEMENT TRACT

**A METES AND BOUNDS
DESCRIPTION OF A
0.227 ACRE TRACT OF LAND**

BEING a 0.227 acre (9,868 square feet - 15 feet wide) tract of land situated in the Phillip Smith Survey, Abstract No. 415, Hays County, Texas; and being a portion of that certain 0.65 acre tract called Second Tract described in instrument to Trustees of Dripping Springs Independent School District, recorded in Volume 154, Page 354 of the Deed Records of Hays County, and a portion of that certain 11.000 acre tract of land described in instrument to Dripping Springs Independent School District, recorded in Volume 139, Page 625 of the Official Public Records of Hays County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found with plastic cap stamped "STAUDI" marking the northeast corner of said 0.65 acre tract, and southern-most southeast corner of that certain 18.21 acre tract of land called Lot 1 described in instrument to Brookfield Residential RDS, LLC, recorded in Volume 5231, Page 486 of the Official Public Records of Hays County, and a point on the westerly boundary line of that certain 3.58 acre tract of land described in instrument to Charles William Haydon, recorded in Document No. 06021037 of the Official Public Recorded of Hays County,

THENCE, South 80°13'59" West, 5.31 feet along the northwesterly boundary of the said 0.65 acre tract to the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, crossing said 0.65 acre tract the following four (4) courses and distances:

1. South 9°55'40" East, 25.76 feet to a point for corner;
2. South 32°17'56" East, 13.85 feet to a point for corner;
3. South 9°52'33" East, 492.13 feet along the northeasterly boundary line of said 0.65 acre tract and westerly boundary line of said 3.58 acre tract to a point for corner;
4. South 63°26'51" West, 53.97 feet along the westerly line of said 0.65 acre tract to a point for corner on the easterly boundary line of said 11.000 acre tract;

THENCE, crossing said 11.000 acre tract the following six (6) courses and distances:

1. South 9°52'30" East, 53.95 feet along the easterly boundary line of said 11.000 acre tract and westerly boundary line of said 3.58 acre tract to a point for corner;
2. South 62°41'57" West, 30.55 feet departing the easterly boundary line of 11.000 acre tract to a point for corner;
3. North 17°15'32" West, 15.23 feet along the easterly easement line of a 25' Sanitary Sewer Easement dedicated to City of Dripping Springs, Texas recorded in Volume 3415, Page 491 of the Official Public Records of Hays County;
4. North 62°41'57" East, 16.88 feet to a point for corner;
5. North 9°52'30" West, 54.10 feet to a point for corner;
6. North 63°26'51" East, 53.97 feet crossing said 11.000 acre tract and crossing said 0.65 acre tract to a point for corner;

THENCE, crossing said 0.65 acre tract the following three (3) courses and distances:

1. North 9°52'33" West, 477.99 feet to a point for corner;
2. North 32°17'56" West, 13.85 feet to a point for corner;
3. North 9°55'40" West, 28.77 feet to a point for corner;

THENCE, North 80°13'59" East, 15.00 feet along the northerly line of said 0.65 acre tract to the **POINT OF BEGINNING**, and containing 0.227 acres of land in Hays County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

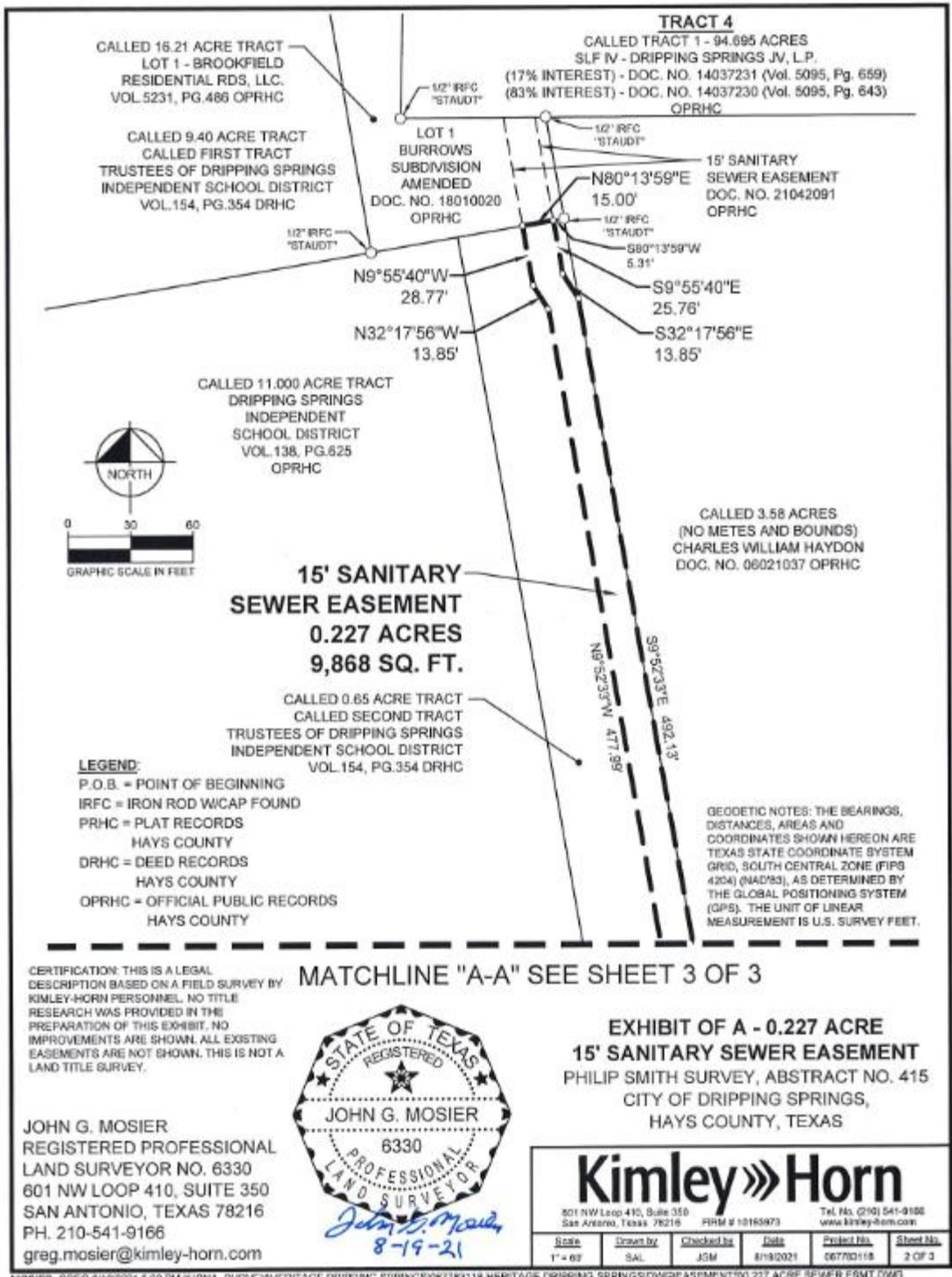
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
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SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

**EXHIBIT OF A - 0.227 ACRE
15' SANITARY SEWER EASEMENT**
PHILIP SMITH SURVEY, ABSTRACT NO. 415
CITY OF DRIPPING SPRINGS,
HAYS COUNTY, TEXAS

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10192973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	SAL	JCM	6/16/2021	007783115	1 OF 3

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CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.

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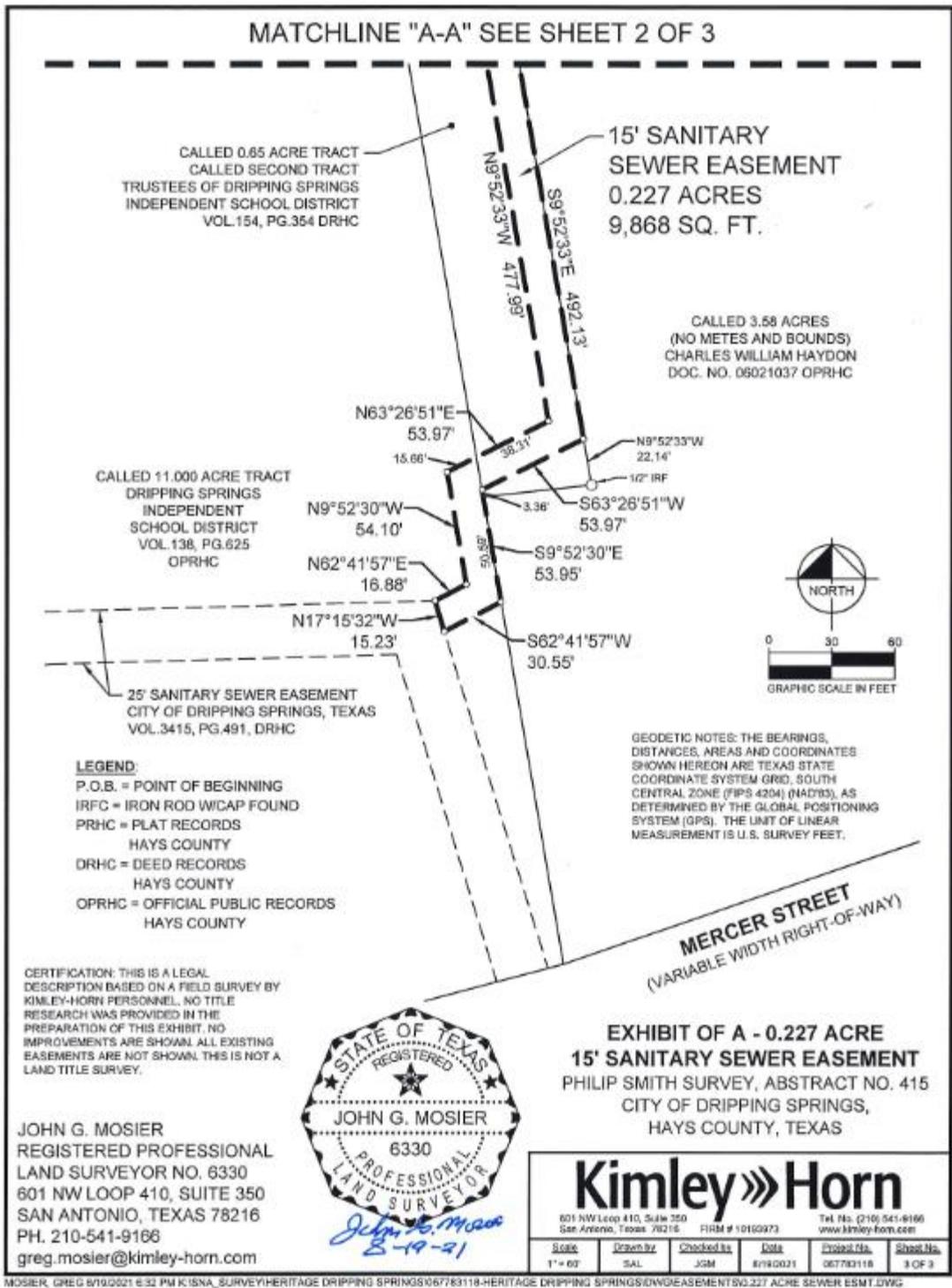
EXHIBIT OF A - 0.227 ACRE
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Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SAL	JSM	8/19/2021	067700118	2 OF 3

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STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrea Cunningham, City Secretary

City Council Meeting Date: March 1, 2022

Agenda Item Wording: **Discuss and consider approval of the Appointment of one at-large and one DSYSA representative to the Parks & Recreation Commission for unexpired terms ending June 30, 2022.**

Agenda Item Requestor: Andrea Cunningham, City Secretary

Summary/Background: The Parks & Recreation Commission is an eight-member advisory commission responsible for making recommendations to the city council regarding the acquisition, development, utilization, operation, improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city. The Commission is also responsible for making recommendations to the city council pertaining to the city’s master park plan.

Commissioners are appointed by City Council with four (4) members serving at-large, two (2) members serving as representatives of the Dripping Springs Independent School District, and two (2) members serving as representatives of the Dripping Springs Youth Sports Association.

Current Commission

<i>Member</i>	<i>Seat</i>	<i>Term</i>
Eric Russell, Chair	DSYSA Representative	06/30/22
Eric Henline, Vice Chair	DSISD Representative	06/30/22
Paul Fushille	At-Large	06/30/21
Kristy Caldwell	At-Large	06/30/23
Tara Satine	At-Large	06/30/23
Matthew Fougerat	DSISD Representative	06/30/22
Vacancy 1	DSYSA Representative	06/30/22

Vacancy 2	At-Large	06/30/22
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DSYSA Representative Matthew Zarbaugh resigned from the Commission on January 26, 2022, leaving Vacancy 1; and, At-large member Wade King resigned February 18, 2022, leaving Vacancy 2. Both seats are unexpired with terms ending June 30, 2023.

The following applications were received which will be marked private due to personal and confidential information therein.

<i>Applicant</i>	<i>Seat</i>
*Aaron Bond	At-Large
*Elizabeth Bryant	At-Large
Hope Boatright	At-Large
Jimmy Brown	At-Large
Douglas Shumway	At-Large
Dustin Cloutier	DSYSA Representative

DSYSA President Michelle Ciaccio is recommending Dennis Cloutier for the DSYSA seat and will be present at the meeting to speak to his recommendation. A copy of Dennis’ application will be submitted before the meeting on Thursday.

*Per City policy, applicants not appointed shall remain on file for two (2) years. These applicants were notified that their applications would be included for consideration. No responses were received from the applicants and applications are included City policy.

Commission Recommendation

The Parks & Recreation Commission voted to recommend the appointment of Hope Boatright for the at-large position and Dustin Cloutier for the DSYSA representation.

Attachments:

1. Applications for Appointment

Next Steps/Schedule:

1. Send welcome and denial letters
2. Update city website and master roster
3. Fill out and file ethics forms for appointees