



# CITY COUNCIL & BOARD OF ADJUSTMENT REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, March 09, 2021 at 6:00 PM

---

## VIDEOCONFERENCE MEETING

*This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at [acunningham@cityofdrippingsprings.com](mailto:acunningham@cityofdrippingsprings.com) no later than 3:00 PM on the day the meeting will be held.*

*The City Council respectfully requests that all microphones and webcams be disabled unless you are a member of the City Council or Board of Adjustment. City staff, consultants and presenters please enable your microphone and webcam when presenting to the City Council or Board of Adjustment.*

---

## AGENDA

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/84222447193?pwd=RDZVQWRHd0s0RHdzWDJRdHNrN0F3dz09>

***Meeting ID:*** 842 2244 7193

***Passcode:*** 639422

***Dial Toll Free:***

888 475 4499 US Toll-free

877 853 5257 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/84222447193>

***Join by Skype for Business:*** <https://us02web.zoom.us/skype/84222447193>

### 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 4 April Harris Allison

Council Member Place 5 Travis Crow

**City Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Treasurer Gina Gillis  
Finance Director Shawn Cox  
City Secretary Andrea Cunningham  
Communications Director Lisa Sullivan  
Parks & Community Services Director Kelly Schmidt  
Senior Planner Amanda Padilla

---

**WORKSHOP**

---

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

1. **Discussion of Proposed Concept Plan for the Anarene Amended Development Agreement located East of RR 12 and North of 290.** *Sponsor: Mayor Foulds, Jr.*
2. **Discussion of Proposed Concept Plan for the Hardy Tract, west of the Bunker Ranch Subdivision.** *Sponsor: Mayor Foulds, Jr.*
3. **Discussion of Proposed Concept Plan for a tract located south of the intersection of Roger Hanks Parkway and US Highway 290.** *Sponsor: Mayor Foulds, Jr.*

---

**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.*

**PROCLAMATIONS & PRESENTATIONS**

4. **Approval of a Proclamation proclaiming March 21, 2021 as "Down Syndrome Association of Central Texas Day" in the City of Dripping Springs.** *Sponsor: Council Member King*

## 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.*

- 5. Approval of the February 9, 2021 City Council & Board of Adjustment regular meeting minutes and the February 16, 2021 City Council regular meeting minutes.**
- 6. Approval of the February 2021 City Treasurer's Report.**
- 7. Approval of an Amendment to the Hotel Occupancy Tax Grant Program Funding Agreement between the City of Dripping Springs and the Dr. Pound Historical Farmstead. Sponsor: Mayor Pro Tem Manassian**
- 8. Approval of a Resolution supporting legislation related to the Driftwood Conservation District. Sponsor: Mayor Foulds, Jr.**

---

## BOARD OF ADJUSTMENT

---

### CALL TO ORDER AND ROLL CALL

#### **Board Members**

Bill Foulds, Jr., Chair

Taline Manassian

Wade King

April Harris Allison

Travis Crow

Charlie Busbey (Alternate Member)

Joe Volpe (Alternate Member)

### BOARD OF ADJUSTMENT AGENDA

- 9. Public hearing and consideration of possible action regarding VAR2021-0001: an application for a Special Exception to Chapter 30 Exhibit A Sec 5.6 (24) Parking based on use for a health club, health spa, or exercise club, which requires 1 space per 150 sq. ft. The property is located at 391 Sportsplex Drive, Suite A and B, Dripping Springs, TX (R113761). Applicant: Kevin Garrett, Swift Sessions**
  - a) Presentation
  - b) Staff Report
  - c) Planning and Zoning Commission Report
  - d) Public Hearing
  - e) Special Exception

---

## *CITY COUNCIL*

---

### **BUSINESS AGENDA**

- 10. Public hearing and consideration of possible action of an Annexation Ordinance and Service Agreement (ANNEX2021-0001), and an Ordinance for zoning amendment from AG, Agricultural to Single-Family Residential District – Moderate Density (SF-2) for an approximately 18.250 acre tract of land situated in the Benjamin F. Hanna Survey, No. 28, Abstract No. 222. This property is located at 2004 Creek Road, Dripping Springs, Texas. (R143390). Applicant: Brian Estes, PE/ Cristina Cordoba, Civil and Environmental Consultants In**
  - a) Presentation
  - b) Staff Report
  - c) Planning and Zoning Commission Report
  - d) Public Hearing
  - e) Annexation Ordinance, Annexation Service Agreement, and Zoning Amendment
  
- 11. Public hearing and consideration of possible action regarding an Ordinance for CUP2020-0011: an application to consider a conditional use permit to allow for a Mobile Food Vendor at the property located at 211 Mercer Street, Dripping Springs, Texas 78620 within the Mercer Street Historic District. Applicant: John McIntosh**
  - a) Presentation
  - b) Staff Report
  - c) Planning and Zoning Commission Report
  - d) Public Hearing
  - e) Conditional Use Permit Ordinance
  
- 12. Discuss and consider approval of an Eagle Scout Project to donate the Design, Funding, Construction/Installation of Veterans Memorial Park arches replacement. Sponsor: Council Member King**
  
- 13. Discuss and consider approval of the Creation of a Part-time Farmers Market Assistant/Specialist Position. Sponsor: Mayor Pro Tem Manassian**
  
- 14. Discuss and consider approval of an Ordinance Amending the Farmers Market Budget related to the part-time Farmers Market Specialist position and Camp Expenses related to Coyote Kids Camp. Sponsor: Mayor Pro Tem Manassian**
  
- 15. Discuss and consider support of legislation that would assist cities with using state funding for nature-based infrastructure. Sponsor: Mayor Foulds, Jr.**
  - a) Presentation
  - b) Support of Legislation

### **REPORTS**

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

- 16. City Attorney Report**  
*Laura Mueller, City Attorney*
- 17. Maintenance Director's Monthly Report**  
*Craig Rice, Maintenance Director*
- 18. Transportation Committee Monthly Report**  
*Jim Martin, Interim Vice Chair*

## **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.*

- 19. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses, real property in the Triangle and Veterans Memorial Park, and real property related to Roger Hanks Parkway.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
- 20. Consultation with City Attorney regarding legal issues related to Emergency Management, Disaster Declaration, and Emergency Orders.** *Consultation with City Attorney, 551.071*
- 21. Consultation with City Attorney on legal matters related to employment and deliberation regarding Personnel Matters related to the appointment, employment, evaluation, reassignment, duties, and discipline related to the building permit technician and code enforcement inspector.** *551.071 Consultation with Attorney; 551.074 Deliberation regarding Personnel Matters*
- 22. Consultation with City Attorney related to legislative program and matters regarding water, wastewater, and other utility issues.** *Consultation with City Attorney, 551.071*
- 23. Consultation with City Attorney regarding legal issues related to the Development Agreements, Municipal Utility Districts, Concept Plans, and Density of Development on current or proposed projects.** *Consultation with Attorney, 551.071*

## **UPCOMING MEETINGS**

### **City Council Meetings**

March 16, 2021 at 6:00 p.m.

April 13, 2021 at 6:00 p.m.

April 20, 2021 at 6:00 p.m.

**Board, Commission & Committee Meetings**

March 10, 2021 Utility Commission at 4:00 p.m.

March 18, 2021 Emergency Management Commission at 12:00 p.m.

March 22, 2021 Transportation Committee at 3:30 p.m.

March 23, 2021 Planning & Zoning Commission at 6:30 p.m.

March 24, 2021 Economic Development Committee at 4:00 p.m.

March 25, 2021 Farmers Market Association Board at 10:00 a.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.*

*Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **March 5, 2021 at 5:00 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.*