



CITY COUNCIL REGULAR MEETING
City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, December 21, 2021 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 Treasurer Shawn Cox
City Secretary Andrea Cunningham
Communications & Marketing Director Lisa Sullivan
Planning Director Howard Koontz
Senior Planner Tory Carpenter
Planning Assistant Warlan Rivera
Emergency Management Coordinator Roman Baligad
Parks & Community Services Kelly Schmidt
Planning & Zoning Commission Chair Mim James

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.

PRESENTATIONS

- 1. TIRZ Priority Projects Presentation.** *Keenan Smith, TIRZ Project Manager.*

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 the December 7, 2021, City Council regular meeting minutes.**
- 3. Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for Caliterra Phase 4 Section 11 Wastewater Improvements and Releasing a Construction Bond.**
- 4. Approval of a Commercial Lease Agreement between the City of Dripping Springs and the Dripping Springs Visitors Bureau for property located at 511 Mercer Street, Dripping Springs, Texas, and commonly known as Dear Hall.** *Sponsor: Mayor Pro Tem Manassian.*
- 5. Approval of a Commercial Lease Agreement between the City of Dripping Springs and the Dripping Springs Chamber of Commerce for property located at 511 Mercer Street, Dripping Springs, Texas, and commonly known as Dear Hall.** *Sponsor: Mayor Pro Tem Manassian.*
- 6. Approval of assignment of various CMA Engineering Contracts to Burgess & Niple with current engineer Robby Callegari, P.E.**
- 7. Approval of the September 2021 City Treasurer's Report.**
- 8. Approval of Amendments to Task Order No. 1 regarding the East Interceptor and Task Order No. 2 regarding the West Interceptor and the related Professional Services Agreement between the City of Dripping Springs and HDR Engineering, Inc.** *Sponsor: Mayor Bill Foulds, Jr.*

BUSINESS AGENDA

- 9. Public hearing and consideration of approval of an Ordinance regarding ZA2021-0005: an application to consider a proposed zoning map amendment from Single Family- Low Density (SF-1) to Manufactured Home (MH) for approximately 2.279 acres out of the Phillip A. Smith Survey located at 910 Creek Road.** *Applicant: Jon Thompson*

- a. Presentation
 - b. Staff Report
 - c. Planning & Zoning Commission Report
 - d. Public Hearing
 - e. Ordinance
- 10. Public hearing and consideration of approval of an Ordinance regarding ZA2021-0010: an application to consider a proposed zoning map amendment from Manufactured Home (MH) to General Retail (GR) for an approximately 1.44 acres consisting of lots 1, 2, 3, 26, 27, and 28, block C out of the North Forty Section 2 subdivision located at the intersection of Ranch Road 12 and Timberline Drive. Applicant: Gilbert J. Guerra, P.E., Rio Delta Engineering.**
- a. Presentation
 - b. Staff Report
 - c. Planning & Zoning Commission Report
 - d. Public Hearing
 - e. Ordinance
- 11. Public hearing and consideration of approval of an Ordinance regarding ZA2021-0009: an application for an amendment to the Shops at Highpointe Conditional Overlay for an approximately 10.0 acres of land out of tract A of the Sawyer Springs Subdivision located at the corner of US 290 and Sawyer Ranch Road. Applicant: JD Dudley, QuikTrip Corporation.**
- a. Presentation
 - b. Staff Report
 - c. Planning & Zoning Commission Report
 - d. Public Hearing
 - e. Ordinance
- 12. Discuss and consider approval of an Ordinance amending the City of Dripping Springs Fee Schedule to include Water Meter and Inspection Fees.**
- 13. Discuss and consider an ordinance amending Article 2.04 of the Dripping Springs Code of Ordinances as it relates to the Emergency Management Commission meetings and authority. Sponsor: Councilmember Harris-Allison.**
- 14. Discuss and consider approval of the Appointment of Bonnie Humphrey, Bill Little, Gordon DeWitte and Russell Paxton to the Emergency Management Commission for terms ending January 1, 2024; and Appointment of a Chair and Vice Chair to serve for a term concurrent with their respective seat expiration.**
- 15. Discuss and consider possible action regarding a Request for Resolution and Agreement related to extension of health benefits to the Dripping Springs Visitors Bureau under current City contract with Texas Municipal League Health Benefits Pool.**

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.

16. Parks & Community Services November 2021 Director's Report

Kelly Schmidt, PCS Director

17. Planning Report: Moratorium

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.

18. Consultation with City Attorney regarding to legal issues related to the extension of benefits under current agreements with the Visitors Bureau. *551.071, Consultation with Attorney*

19. Consultation with City Attorney regarding legal issues related to planning matters, wastewater capacity, comprehensive plan, and processes related to approvals. *551.071, Consultation with City Attorney*

20. Consultation with City Attorney on legal issues related to an Amended Interlocal Agreement with Hays County as it relates to subdivision review in the extraterritorial jurisdiction. *551.071, Consultation with Attorney*

UPCOMING MEETINGS

City Council & Board of Adjustment Meeting

December 28, 2021, at 5:00 p.m. (Exceptions & Waivers)

January 4, 2022, at 6:00 p.m. (CC & BOA)

January 11, 2022, at 5:00 p.m. (Exceptions & Waivers)

January 18, 2022, at 6:00 p.m. (CC)

January 25, 2022, at 5:00 p.m. (Exceptions & Waivers)

Board, Commission & Committee Meetings

December 28, 2021, Planning & Zoning Commission at 6:30 p.m.

January 3, 2022, Parks & Recreation Commission at 6:00 pm.

January 5, 2022, Dripping Springs Ranch Park Board at 12:00 p.m.

January 6, 2022, Historic Preservation Commission at 4:00 p.m.

January 10, 2022, TIRZ No. 1 & No. 2 Board at 4:00 p.m.

January 10, 2022, Founders Day Commission at 6:30 p.m.

January 12, 2022, Utility Commission at 4:00 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 **December 17, 2021, at 1:30 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.