



## City Council & Board of Adjustment Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Tuesday, November 05, 2024, at 6:00 PM*

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## MINUTES

### CALL TO ORDER & ROLL CALL

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

#### **City Council Members Present:**

Mayor Bill Foulds, Jr.  
Mayor Pro Tem Taline Manassian  
Council Member Place 2 Wade King  
Council Member Place 4 Travis Crow  
Council Member Place 5 Sherrie Parks

#### **City Council Members Absent:**

Council Member Place 3 Geoffrey Tahuahua

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

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
Deputy City Administrator Shawn Cox  
City Attorney Laura Mueller  
City Engineer Chad Gilpin  
Building Official Shane Pevehouse  
Community Events Coordinator Johnna Krantz  
Deputy City Attorney Aniz Alani  
City Secretary Diana Boone  
IT Director Jason Weinstock  
Planning Director Tory Carpenter  
Parks & Community Services Assistant Director Emily Nelson  
Parks & Community Services Director Andy Binz  
People & Communications Director Lisa Sullivan

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Parks.

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**BOARD OF ADJUSTMENT**

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## BOARD OF ADJUSTMENT ROLL CALL:

### Board Members Present:

Chair Bill Foulds, Jr.

Taline Manassian

Wade King

Travis Crow

Sherrie Parks

### Board Members Absent:

Geoffrey Tahuahua

## BOARD OF ADJUSTMENT AGENDA

**1. Public hearing, discussion, and consideration of approval of VAR2024-007: a variance request to allow two buildings within the front setback at 235 Sports Park Road. Applicant: Guadalupe Barragan**

a. Applicant Presentation

Applicant was not present.

b. Staff Report

Planning Director Tory Carpenter presented the Staff Report and recommended denying the variance request.

c. Planning and Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented the PZC report and recommended denying the request.

d. Public Hearing

No one spoke during the Public Hearing.

e. Variance

A motion was made by Council Member Crow and seconded by Council Member King, to deny variance request and follow Planning & Zoning Commission recommendation to move buildings within 6 months. The motion to deny carried unanimously 5 to 0.

**2. Public hearing, discussion, and consideration of approval of VAR2023-008: a variance request to allow a building within the rear setback at 1310 W US 290. Applicant: Dominic Shaw, Hill Country Senior Citizens Activity Center**

a. Applicant Presentation

Applicant Dominic Shaw requested a variance to allow a new structure within the

setback.

b. Staff Report

Planning Director Tory Carpenter presented the Staff Report and recommended denying the variance request.

c. Planning and Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented the PZC report and recommended approval.

d. Public Hearing

No one spoke during the Public Hearing.

e. Variance

A motion was made by Council Member King and seconded by Council Member Parks, to approve the variance request. The motion to approve carried unanimously 5 to 0.

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**CITY COUNCIL**

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**PRESENTATION OF CITIZENS**

*A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

Ashley Kontnier with News-Dispatch spoke concerning the selection of the official newspaper of record.

**PROCLAMATIONS & PRESENTATIONS**

*Proclamations and Presentations are for discussion purposes only and no action shall be taken.*

- 3. Proclamation of the City of Dripping Springs Declaring November 4 - 8, 2024, as Municipal Courts Week. Sponsor: Mayor Bill Foulds, Jr**

The Proclamation was read by Mayor Pro Tem Manassian and presented to Court Administrator Michelle Fischer, Court Clerk Diana Boone, City Attorney Laura Mueller, and Court Baliff Zach Miller

## **CONSENT AGENDA**

*The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.*

4. **Approval of the October 15, 2024 City Council meeting minutes.**
5. **Approval of the 2025 City Council & Board of Adjustment meeting calendar.**
6. **Approval of a Resolution of the City of Dripping Springs, Texas finding that the Founders Day Parade scheduled to be held on Friday, April 25, 2025, in and near the City, services a valid and legitimate purpose and approving a Traffic Control, Safety and Security Plan and Parade Route. Sponsor: Councilmember Sherrie Parks**
7. **Approval of an Ordinance of the City of Dripping Springs Authorizing Restricted Prior Service Credit for Employees Who Are Members of the Texas Municipal Retirement System. Sponsor: Mayor Bill Foulds, Jr.**
8. **Approval of Corrected Ordinance No. 2022-39 an Ordinance of the City Council of the City of Dripping Springs, Texas, Designating a Geographic Area within the City as an Expansion of a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number One, Town Center TIRZ. Sponsor: Mayor Pro Tem Taline Manassian**
9. **Approval of Corrected Ordinance No. 2022-40 an Ordinance of the City Council of the City of Dripping Springs, Texas, Amending the Final Project Plan for TIRZ Number Two, Southwest TIRZ. Sponsor: Mayor Pro Tem Taline Manassian**
10. **Approval of corrected Interlocal Agreement related to the Tax Increment Reinvestment Zones between the City of Dripping Springs and Hays County. Sponsor: Mayor Pro Tem Taline Manassian**

A motion was made by Council Member Crow and seconded by Council Member Parks, to approve items 4–10 on the Consent Agenda. The motion to approve carried unanimously 4 to 0.

## **BUSINESS AGENDA**

11. **Discuss and consider approval of a Resolution designating the Official Newspaper for the City of Dripping Springs for Fiscal Year 2024-2025.**

City Secretary Diana Boone presented this item and recommended News-Dispatch as the official newspaper of record.

A motion was made by Council Member Parks and seconded by Council Member King, to

approve News-Dispatch as the official newspaper of record. The motion to approve carried unanimously 4 to 0.

**12. Public hearing and consideration of an Ordinance approving a Zoning Map Amendment regarding ZA2024-004: rezoning the tract from Single Family Residential - Low Density (SF-1) to Local Retail (LR) for the 0.77 acres located at 109 Bonnie Drive. Applicant:**

*Mary Faith Pryor*

a. Applicant Presentation

Applicant Mary Faith Pryor spoke before council to request a zoning amendment.

b. Staff Report

Planning Director Tory Carpenter presented the Staff Report and recommended denying the zoning amendment.

c. Planning and Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented the PZC report which recommended denying the zoning amendment.

d. Public Hearing

No one spoke during the Public Hearing

e. Ordinance

A motion was made by Council Member Crow and seconded by Mayor Pro Tem Manassian, to deny the request for a zoning amendment. The motion to deny carried unanimously 4 to 0.

**13. Public hearing and consideration of approval of an Ordinance of the City of Dripping Springs, Texas, amending the 2024-2025 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures. Sponsor: Mayor Bill Foulds, Jr.**

a. Staff Report

Deputy City Administrator Shawn Cox presented. Presentation is on file.

b. Public Hearing

No one spoke during the Public Hearing

c. Budget Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow to approve the ordinance amending the budget, funding municipal services and authorizing expenditures. The motion to approve carried unanimously 4 to 0.

14. **Discuss and consider selection of a bidder and authorize the City Administrator to finalize an agreement for the Downtown Restrooms Project.** *Sponsor: Mayor Bill Foulds, Jr.*

Marco Ramirez with De Haro Ramirez Group spoke concerning the evaluation of bidders.

City Attorney Laura Mueller and City Engineer Chad Gilpin presented and recommended awarding the contract to Sadie Burche.

A motion was made by Council Member Crow and seconded by Mayor Pro Tem Manassian, to approve the selection of Sadie Burche for the Downtown Restroom Project and authorize the City Administrator to finalize the agreement. The motion to approve carried unanimously 4 to 0.

15. **Discuss and consider approval of the renewal of the Vendor Agreement between the City of Dripping Springs and Peak Beverage, LLC.** *Sponsor: Mayor Bill Foulds, Jr.*

Parks & Community Services Assistant Director Emily Nelson presented. Staff Report is on file.

A motion was made by Council Member Parks and seconded by Council Member King, to approve renewal of the vendor agreement with Peak Beverage, LLC. The motion to approve carried unanimously 4 to 0.

16. **Staff update regarding the Draft 2040 Dripping Springs Comprehensive Plan.** *Sponsor: Mayor Bill Foulds, Jr.*

Staff update for informational purposes. No action was taken.

## REPORTS

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

17. **Planning Department Report.**

No action was taken.

Mayor Foulds recommended that the Commissions present at the Joint Special Meeting form a committee of 2 members from each Commission to further discuss the Comprehensive Plan and send input to staff.

## CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to move items 18 and 19 into Closed Session. The motion carried unanimously 4 to 0.

Closed Session started at 7:27 p.m. and ended at 7:46 p.m.

Council Member Crow left during Closed Session.

*The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 18. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items. Consultation with Attorney, 551.071**
- 19. Discuss the hiring, job duties, and compensation of the Human Resources Director. Deliberation regarding Personnel Matters, 551.074.**

This Item was brought out of Closed Session.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to authorize the hiring of the Human Resources Director by the City Administrator. The motion carried unanimously 3 to 0.

## **ADJOURN**

A motion was made by Council Member King and seconded by Mayor Pro Tem Manassian, to adjourn the meeting. The motion carried unanimously 3 to 0.

The meeting adjourned at 7:48 p.m.

***APPROVED ON: November 19, 2024***



Bill Foulds, Jr., Mayor

**ATTEST:**

*Diana Boone*

*Diana Boone, City Secretary*

