



City Council & Board of Adjustment Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Board Room, 300 Sportsplex Drive – Dripping Springs, Texas

Tuesday, January 07, 2025, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of City Council members present, Mayor Foulds called the meeting to order at 6:01 PM.

City Council Members Present:

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 5 Sherrie Parks

City Council Members Absent:

Council Member Place 4 Travis Crow

Staff, Consultants, & Appointed/Elected Officials

City Engineer Chad Gilpin
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Aiani
City Secretary Diana Boone
Emergency Management Coordinator Roman Baligad
Building Official Shane Pevehouse
Utilities Director Dane Sorensen
Planning Director Tory Carpenter
Parks & Community Service Director Andy Binz
People & Communications Director Lisa Sullivan
Planning & Zoning Commission Chair Mim James
TIRZ No.1 & No.2 Board Chair Craig Starcher
TIRZ No.1 & No.2 Board Member Dave Edwards
TIRZ No.1 & No.2 Board Member Ryan Thomas
TIRZ No.1 & No.2 Advisory Board Member Bob Richardson

PLEDGE OF ALLEGIANCE

BOARD OF ADJUSTMENT

CALL TO ORDER & ROLL CALL

Board Members

Chair Bill Foulds, Jr.

Taline Manassian

Wade King

Geoffrey Tahuahua

Travis Crow (*absent*)

Sherrie Parks

BOARD OF ADJUSTMENT AGENDA

1. Public hearing and consideration of approval of VAR2024-009: a variance request to allow a single-family residence building within the side setback at 406 Sue Peaks. Applicant: Travis Schirpik, Meritage Homes

a. Applicant Presentation

Applicant Travis Schirpik spoke in request of variance.

b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended approval with the condition that all necessary improvements be made prior to the issuance of a Certificate of Occupancy.

c. Planning & Zoning Commission Report

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

d. Public Hearing

No one spoke during the Public Hearing.

e. Recommendation

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to return to this item after the award presentation. The motion carried unanimously 4 to 0.

After the award presentation a motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to move this item into Closed Session, under Section 551.071, Consultation with Attorney. The motion carried unanimously 4 to 0.

Board of Adjustment met in Closed Session from 6:46 PM to 7:02 PM.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve variance with staff recommendations and additional conditions, to require applicant to extend fire resistant improvements to adjacent property and remove grass with the consent of adjoining property owner.

CITY COUNCIL

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.

No one spoke during the Presentation of Citizens.

PROCLAMATIONS & PRESENTATIONS

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

- 2. Recognition of Dave Edwards for his service on the TIRZ No. 1 and No. 2 Board. Sponsor: Mayor Pro Tem Taline Manassian**

Mayor Pro Tem Manassian and TIRZ No.1 & No.2 Board Chair Craig Starcher presented Dave Edwards with an award for his years of service and dedication to the TIRZ No.1 & No.2 Board.

CONSENT AGENDA

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

- 3. Consider approval of the December 3, 2024 City Council meeting minutes.**
- 4. Consider approval of the appointment of Ryan Thomas and the reappointment of Missy Atwood and Taline Manassian to the TIRZ No. 1 & No. 2 Board of Directors for a term ending December 31, 2026.**
- 5. Consider approval of the CERT recommendation to appoint Sandra Barber to the Emergency Management Committee for a term ending January 1, 2027.**
- 6. Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Driftwood Club Core Phase V- Waterline, Forcemain and Street Improvements. Applicant: Jimmy Evans Company, LTD**

7. **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Heritage Offsite Effluent Line Stage II Improvements.** *Applicant: Cash Construction Company, INC.*
8. **Consider approval of the November 2024 Treasurer's Report.**
9. **Consider approval of an easement for the Dripping Springs Independent School District related to the installation of fiber line in the City's right of way.** *Applicant: Dripping Springs Independent School District*
10. **Consider approval of a Facility Use and Training Agreement between the City of Dripping Springs and South Central Planning and Development Commission for use of the Dripping Springs Ranch Park event room.** *Sponsor: Councilmember Sherrie Parks*
11. **Contract with Atlas Utility for the purchase of water meters.** *Sponsor: Mayor Bill Foulds, Jr*

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve items 3 to 11 on the Consent Agenda. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

12. **Discuss and consider adoption of Flood Damage Prevention Ordinance as required by TCEQ for continued compliance with National Flood Insurance Program (NFIP).** *Sponsor: Mayor Bill Foulds*

This item was presented by the City Engineer Chad Gilpin. The staff report is included in the agenda packet posted on the city website.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the Flood Damage Prevention Ordinance. The motion to approve passed unanimously 4 to 0.

13. **Discuss and consider approval of a Memorandum of Understanding between the Texas Emergency Management Assistance Teams (TEMAT) and the City of Dripping Springs and an Ordinance Establishing a Program Response and Recovery Phases of Comprehensive Emergency Management.** *Sponsor: Councilmember Geoffrey Tahuahua*

Emergency Management Coordinator Roman Baligad presented this item. The staff report is included in the agenda packet posted on the city website.

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the Memorandum of Understanding and the Ordinance establishing a program response and recovery phases of Comprehensive Emergency Management. The motion to approve carried unanimously 4 to 0.

14. **Discuss and consider approval of a Resolution Establishing Priorities for the 88th Legislative Session in Texas, and Authorizing Representation of the Municipality in Advocating Certain Positions.** *Sponsor: Councilmember Tahuahua*

City Attorney Laura Mueller presented this item. The staff report is included in the agenda packet posted on the city website.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve the resolution. The motion to approve carried with 3 ayes, 0 nays, and 1 abstention, with Council Member Tahuahua abstaining.

- 15. Update on City Hall Remodel.** Shawn Cox, Deputy City Administrator. *Sponsor: Mayor Bill Foulds, Jr.*

Deputy City Administrator Shawn Cox gave an update on the City Hall remodel. No action was taken.

Council Member Tahuahua had a question concerning security which will be addressed in Closed Session.

- 16. Mercer Street Public Restroom Project: Construction Progress Update.** *Chad Gilpin, City Engineer*

City Engineer Chad Gilpin gave an update on the Downtown Restroom Project. 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. Legislative Report.** *Laura Mueller, City Attorney*

Report is on file.

- 18. Planning Department Report.** *Tory Carpenter, Planning Director*

Report is on file.

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.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to move items 15 and 19-21 to Closed Session, under sections 551.071 and 551.072. The motion carried unanimously 4 to 0.

Closed Session started at 7:43 p.m. and ended at 8:53 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to move items 19 and 21 out of Closed Session. The motion carried unanimously 4 to 0.

- 19. Consultation with City Attorney related to legal issues regarding land use and infrastructure requirements and rough proportionality. (551.071, Consultation with Attorney).**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the Taking Assessment Procedures as presented by staff. The motion to approve carried unanimously 4 to 0.

- 20. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items. (Consultation with Attorney, 551.071)**

- 21. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions. (Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the terms presented and authorize the Mayor to finalize terms and send them to property owner. The motion carried unanimously 4 to 0.

ADJOURN

A motion was made by Council Member King and seconded by Council Member Parks, to adjourn the meeting. The motion to adjourn carried unanimously 4 to 0.

The meeting adjourned at 8:56 p.m.

APPROVED ON: February 4, 2025



Bill Foulds, Jr., Mayor

ATTEST:



Diana Boone, City Secretary

