



## City Council Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership  
Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Tuesday, November 19, 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 6:03 p.m.

### City Council Members

Mayor Foulds  
Mayor Pro Tem Manassian  
Council Member King  
Council Member Tahuahua  
Council Member Crow  
Council Member Parks

### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
Deputy City Administrator Shawn Cox  
City Attorney Laura Mueller  
Deputy City Attorney Aniz Alani  
City Secretary Diana Boone  
Building Official Shane Pevehouse  
DSRP Manager Lily Sellers  
Planning Director Tory Carpenter  
Parks & Community Services Director Andy Binz  
Parks & Community Services Assistant Director Emily Nelson  
People & Communications Director Lisa Sullivan  
TIRZ Project Manager Keenan Smith

## PLEDGE OF ALLEGIANCE

Council Member Tahuahua led the Pledge of Allegiance.

## 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.

## **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.*

- 1. Approval of the November 5, 2024 City Council & Board of Adjustment meeting minutes.**
- 2. Approval of the October 29, 2024 City Council, Planning & Zoning Commission, Parks & Recreation Commission, and Historic Preservation Commission Joint Special Meeting Minutes: Comprehensive Plan.**
- 3. Approval of a recommendation from the Founders Day Commission to appoint Jordan Searle to the Commission as an At-Large member for a term ending June 30, 2026.**
- 4. Approval of a 3 year contract renewal with Daikin Applied to service the HVAC at Dripping Springs Ranch Park. Sponsor: Council Member Sherrie Parks**
- 5. Approval of Assignment of Ice Rink Rental and Services Agreement related to Western Wonderland from IRE Crown Rinks LLC to IRA Rinks South, LLC. Sponsor: Mayor Bill Foulds, Jr.**
- 6. Approval of a Resolution Designating the Building Official as the Sign Administrator. Sponsor: Council Member Sherrie Parks**
- 7. Approval of the November 2024 Treasurer's Report.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Consent Agenda items 1 through 7.

The motion to approve carried unanimously 5 to 0.

## **BUSINESS AGENDA**

- 8. Public hearing and consideration of ZA2024-005: An application for a zoning map amendment from Single Family Residential - Low Density (SF-1) & Commercial Services (CS) to General Retail (GR) for the 1.79 acres located at 215 Old Fitzhugh Road. Applicant: Carole Crumley**

a. Applicant Presentation

Applicant Carole Crumley was present to answer questions.

b. Staff Report

This item was presented by Planning Director Tory Carpenter. Staff recommends approval of zoning amendment. Report is on file.

c. Planning & Zoning Commission Report

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

d. Public Hearing

No one spoke during the Public Hearing.

e. Ordinance

A motion was made by Council Member Parks and seconded by Council Member Tahuahua, to approve the application for a zoning map amendment.

The motion to approve carried unanimously 5 to 0

**9. Public hearing and consideration of CUP2024-006: A Conditional Use Permit to allow a mobile food vendor at 301 W US 290. Applicant: Tye Casas, Thai To-Go LLC**

a. Applicant Presentation

Applicant Tye Casas was present to answer questions.

b. Staff Report

This item was presented by Planning Director Tory Carpenter. Staff recommends approval with the following conditions:

1. The applicant shall receive approval of a Certificate of Appropriateness by the Historic Preservation Commission.
2. Hours of operation are limited to 8:00 a.m. and 10:00 p.m.
3. Trash receptacles shall be provided for customer use.
4. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date.
5. The permit shall become effective with the issuance of the building permit.
6. There shall be no amplified music.
7. Trash must be removed from the food truck site at the end of each business day.
8. The applicant shall provide a formal agreement with Pig Pen, specifying that patrons of the mobile food vendor are permitted to access restroom facilities at Pig Pen.

c. Planning & Zoning Commission Report

The Planning and Zoning Commission report was presented by Chair James. PZC recommends approval of the Conditional Use Permit.

d. Public Hearing

No one spoke during the Public Hearing.

e. Ordinance

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve the Conditional Use Permit.

The motion to approve carried unanimously 4 to 0. Mayor Pro Tem Manassian recused herself, stepped away, did not participate in the discussion, and did not vote.

**10. Discuss and consider approval of an Ordinance amending the Sign Code to provide additional signage for new businesses. Sponsor: Council Member Sherrie Parks**

a. Staff Report

This item was presented by City Attorney Laura Mueller. Staff recommends approval.

b. Public Hearing

No one spoke during the Public Hearing.

c. Ordinance

A motion was made by Council Member Parks and seconded by Council Member Crow, to approve amending the sign code for new businesses.

The motion to approve carried unanimously 5 to 0.

**11. Discuss and consider possible direction to staff regarding Architexas's Task Order #3 Permitting, Bidding, and Construction Administration, and funding for the Stephenson Building Rehabilitation and Improvement Project. Sponsor: Mayor Pro Tem Taline Manassian.**

This item was presented by Project Manager Keenan Smith.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve the entirety of Task Order #3 and request to issue a Notice to Proceed for permitting and bidding.

**12. Discuss and consider staff direction related to financing options for capital projects including TIRZ projects. Sponsor: Mayor Pro Tem Taline Manassian**

No action was taken. Staff was directed to proceed.

**13. Presentation by Halff Associates, Inc. on the Parks, Recreation, and Open Space Master Plan and stakeholder listening session with City Council.**

Nathalie and Whitney with Half Associates, Inc. presented. No action was taken.

**CLOSED SESSION**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to go into Closed Session for items 14 and 15, for Consultation with Attorney (551.071) and Deliberation Regarding Real Property (551.072)

The motion carried unanimously 5 to 0.

Closed Session began at 7:22 p.m. and ended at 7:44 p.m.

No action was taken 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.*

**14. 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**

**15. 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**

**ADJOURN**

A motion to adjourn the meeting was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua. The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 7:44 p.m.

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on November 15, 2024 at 2:00 p.m.*

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

*Bill Foulds Jr*

*Bill Foulds, Jr., Mayor*

**ATTEST:**

*Diana Boone*

*Diana Boone, City Secretary*

