



CITY COUNCIL & BOARD OF ADJUSTMENT WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St - Dripping Springs, TX

Tuesday, August 11, 2020 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 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/89355013054?pwd=cnpKOFICQ3IweTNKTEFhQzhqS2xCZz09>

Meeting ID: 893 5501 3054

Passcode: 750828

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/89355013054>

Join by Skype for Business: <https://us02web.zoom.us/skype/89355013054>

WORKSHOP

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 Todd Purcell

Council Member Place 4 April Harris Allison
Council Member Place 5 Travis Crow

Staff, Consultants & Appointed Officials:

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Attorney Laura Mueller
City Treasurer Gina Gillis
City Secretary Andrea Cunningham
Parks & Community Services Director Kelly Schmidt
Senior Planner Amanda Padilla
City Engineer Chad Gilpin
Public Works Coordinator Aaron Reed

CITY COUNCIL & BOARD OF ADJUSTMENT REGULAR MEETING

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

- 1. Discussion regarding the Fiscal Year 2020-2021 Municipal Budget and 2020 Ad Valorem Tax Rate.**

PLEDGE OF ALLEGIANCE

PROCLAMATIONS & PRESENTATIONS

No action to be taken on proclamations and presentations. The City Council may choose to discuss and take public comment on these items as necessary.

- 2. Presentation on Hays County Parks & Open Space Commission's Recommended Projects submitted by the City of Dripping Springs, the Dripping Springs Skate Park Inc., and TIRZ Board No. 1 & 2.**

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.

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.

- 3. Approval of the July 14, 2020 City Council & Board of Adjustment Workshop & Regular Meeting Minutes and the July 21, 2020 City Council Regular Meeting Minutes.**
- 4. Approval of the July 2020 City Treasurer's Report.**
- 5. Approval a Resolution of the City Council of the City of Dripping Springs, Texas approving a DSRP Sponsorship Policy to Allow the Dripping Springs Ranch Park Board to recommend, and the City Council to approve, Certain Requests for Reduced Fees for Dripping Springs Ranch Park Use.**
- 6. Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Western Springs Apartments Wastewater Improvements.**
- 7. Approval of Revised Job Description for the Dripping Springs Ranch Park Event Center Coordinator.**

BOARD OF ADJUSTMENT

CALL TO ORDER AND ROLL CALL

Board Members:

Chair Bill Foulds, Jr.
Board Member Taline Manassian
Board Member Wade King
Board Member Todd Purcell
Board Member April Harris-Allison
Board Member Travis Crow
Alternate Board Member Charles Busbey
Alternate Board Member Joe Volpe

BOARD OF ADJUSTMENT AGENDA

- 8. Public hearing and consideration of *postponement* regarding VAR2020-0013: Special Exception Application to consider a special exception request to reduce the side setback to five (5) feet for two (2) corner lots within the Planned Development District No. 10 (PDD 10) at the properties located at 133 Dome Peak Terrace and 159 Delaware Mountains Terrace (Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1). Applicant: Christopher A. Reid, PE**
 - a) Presentation
 - b) Staff Report
 - c) Planning & Zoning Commission Report

- d) Public Hearing
- e) Special Exception

CITY COUNCIL

BUSINESS AGENDA

- 9. Public hearing and consideration of approval of an Ordinance regarding CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services. Applicant: Glenda Jacoby**
- a) Presentation
 - b) Staff Report
 - c) Planning & Zoning Commission Report
 - d) Public Hearing
 - e) Ordinance for Conditional Use Permit
- 10. Discuss and consider the Appointment of one individual to the Utility Commission as a representative of the Hays Trinity Groundwater Conservation District and for a term ending June 30, 2022.**

BUDGET

- 11. Public hearing and consideration of approval of an Ordinance enacting the Municipal Budget for Fiscal Year 2020-2021; funding municipal purposes; authorizing expenditures; providing for the following: findings of fact: enactment; filing of budget; repealer; severability; effective date; and proper notice and meeting.**
- a) Staff Report
 - b) Public Hearing
 - c) Budget Ordinance
- 12. Public Hearing on an Ordinance approving the 2020 Ad Valorem Tax Rate and Levy of .2026 per one hundred dollars (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits; providing for penalties and interest; and providing for the following: findings of fact; severability; savings clause; publication and effective date.**
- a) Staff Report
 - b) Public Hearing
 - c) Tax Rate Ordinance

- 13. Discuss and consider approval of a Resolution ratifying the Municipal Budget for Fiscal Year 2020-2021; funding municipal purposes; authorizing expenditures; filing of budget; repealer; severability; effective date; and proper notice.**

REPORTS

Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request.

- 14. Transportation Committee Monthly Report**
Jim Martin, Interim Chair
- 15. Economic Development Committee Report**
Kim Fernea, Committee Chair
- 16. Maintenance & Facilities Monthly Report**
Craig Rice, Maintenance Director
- 17. Parks & Community Services Monthly Report**
Kelly Schmidt, Parks & Community Services Director

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 legal issues related to Emergency Management, Disaster Declaration, and Emergency Orders.** *Consultation with City Attorney, 551.071*
- 19. Deliberation of Real Property and Consultation with City Attorney regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses and real property in the Triangle and Veterans Memorial Park.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
- 20. Deliberate employment, evaluation, duties, and compensation for the following: City Administrator; Deputy City Administrator; City Attorney; Executive Assistant; City Secretary & Municipal Court Clerk; Records Management Clerk; Finance Director; Accounting Clerk; Accounts Receivable Clerk; Communications Director; Receptionist; Information Technology Coordinator; IT Intern; Senior Planner; Planning Assistant Brandon Elliott; Planning Assistant Alicia Lundy-Morse; GIS Analyst; Planning & Development Intern; Emergency Management Coordinator; Public Works Coordinator; Code Enforcement Inspector; Building Official & Utility Coordinator; Building Permit Technician; Residential Plans Examiner & Inspector; Maintenance Director; Maintenance Workers Jim Bass, Sesario Garza, Timothy Tyree, and Bill Stevens; Maintenance & Service Worker; Parks & Community Services Director; Events & Programs Specialist; Program Event Coordinator; Farmers Market Manager; Founders Pool Manager; DSRP Event Center Manager; DSRP Event Center Coordinator; DSRP Customer Service Specialist; DSRP Lead Ranch Hand; DSRP Ranch Hands Sheri Kapanka, Sean Untersee, and Joseph Schorp; DSRP Event Center Technician.** *Personnel Matters, 551.074*
- 21. Consultation with City Attorney regarding legal issues related to VAR2020-0013 for the Big Sky Subdivision.** *Consultation with City Attorney, 551.071*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

August 18, 2020 at 6:00 p.m.

September 8, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)

September 15, 2020 at 6:00 p.m.

Board, Commission & Committee Meetings

August 12, 2020 Utility Commission at 4:00 p.m.

August 18, 2020 Emergency Management Commission at 12:00 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.

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, on August 7, 2020 at 3:00 p.m.

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to the meeting by calling (512) 858-4725.

City Secretary

FY 21 Budget August 11, 2020 Budget Workshop

GENERAL FUND

Changes from the previous workshop include:

Revenues:

- Ad Valorem changed from \$1,536,958.00 to \$1,591,317.76. This is based on the certified values from the appraisal district on July 25th at .19 per hundred dollars of valuation.

Expenses:

- Added a Government Affairs line item for \$10,000 to cover Lobbyist expenses, if needed.
- Changed Public Relations from \$1,000.00 to \$5,000.00.
- Salary figures reduced. Removed proposed internships for fall semester.
- Increased Financial Services by an additional \$4,000.00 for auditing per the Audit Engagement Letter.
- Added a City Sponsored Events line item in the amount of \$5,000.00 to cover the City's share of expenses.
- Changed Transfer of Ad Valorem to TIF from \$169,379.41 to \$153,971.71 based on certified values received on July 25th. These agree with the TIRZ administrator's values.
- Increased Transfer to Reserves from \$125,000.00 to \$177,736.46. The Government Officers Finance Association of Texas advises that 20-25% of the City's budget be held in reserves. We currently have \$1.3M in the Reserve Fund which is 17.33%.
- Stephenson Building Rehabilitation project reduced from \$15,000.00 to \$14,000.00. This is based on the demolition quote which was reduced by \$1,000.00. \$14,000.00 will cover the following costs: interior demolition, feasibility study adjustment /validation, and hazmat inspection and recommendations.

TIRZ 1 and 2 Budgets

This budget implements the TIRZ board approved budget and includes the TIRZ Ad Valorem per the County reconciliation of parcels previously unaccounted for. It includes a line item for the \$250,000.00 transfer from the General Fund to be held in reserve. It shows the transfer coming in and going out to a reserve account.

City of Dripping Springs
TIRZ 1 and 2
Proposed FY21 Budget

Item # 1.

	FY 20	Actual YTD 7/31	FY21
TIRZ 1			
Balance Forward	142,444.49	155,597.70	183,286.56
Revenues			
City AV	23,731.15	103,611.37	89,248.80
County AV		7,737.00	183,147.94
City for GAP Escrow			250,000.00
Interest Income		388.26	
EPS Reimbursements(DSISD)	67,500.00	22,330.64	19,200.00
Interest Income			500.00
Partner Shares	255,000.00	180,000.00	0.00
Total Revenue	388,291.26	469,664.97	725,383.30
Expense			
TIRZ Expense			
Project Management/Misc Costs	90,000.00	37,834.14	75,500.00
Project Administration P3 Works	25,500.00	36,316.34	35,000.00
Legal Fees	40,000.00	13,064.36	20,000.00
EPS	21,000.00	39,527.16	30,000.00
MAS	40,000.00	20,097.52	22,500.00
HDR	80,000.00	44,053.60	120,700.00
Misc Consulting	26,000.00	15,000.00	25,000.00
Creation Cost Reimbursements		30,485.29	0.00
TXF to GAP Escrow			250,000.00
Total Expense	322,500.00	236,378.41	578,700.00
Balance Forward	65,791.26	233,286.56	146,683.30
TIRZ 2			
Balance Forward	26,604.09	26,665.64	126,995.25
Revenue			
Interest Income	100.00	88.26	125.00
City AV	41,740.62	41,916.65	64,722.91
County AV		88,810.00	132,818.22
Total Revenue	68,444.71	157,480.55	324,661.38
Expense			
Creation Cost Reimbursements		30,485.30	0.00
Total Expense	0	30,485.30	0.00
Balance Forward	68,444.71	126,995.25	324,661.38

	Proposed
Beginning Balance	
Revenue	
AD Valorem	1,591,317.76
AV P&I	4,000.00
Sales Tax	3,178,074.96
Mixed Beverage	58,000.00
Alcohol Permits	5,000.00
Fire Inspections	10,000.00
Bank Interest	35,000.00
Development Fees:	
Subdivision	622,200.00
Site Dev	194,900.00
Zoning/Signs/Ord	65,000.00
Building Code	1,000,000.00
Transportation	
Solid Waste	36,000.00
Health Permits/Inspections	45,000.00
Municipal Court	250.00
Other Income	40,000.00
TXF from Capital Improvements	208,504.00
TXF DSRP On Call	10,400.00
FEMA Dam Repair	75,000.00
Total	7,178,646.72
Expense	
Supplies	25,000.00
Office IT Equipment and Support	44,000.00
Software Purchase, Agreements and Licenses	130,396.00
Website	4,425.00
Communications Network/Phone	25,000.00
Miscellaneous Office Equipment	6,000.00
Utilities:	
Street Lights	20,000.00
Streets Water	4,000.00
Office Electric	4,000.00
Office Water	650.00
Stephenson Electric	1,500.00
Stephenson Water	500.00
Transportation:	
Improvement Projects	367,004.00
Street & ROW Maintenance	175,000.00
Street Improvements	250,000.00
Office Maintenance/Repairs	10,860.00
Stephenson Building & Lawn Maintenance	5,500.00
Maintenance Equipment	9,000.00
Equipment Maintenance	1,675.00
Maintenance Supplies	4,525.00
Fleet Acquisition	39,800.00
Fleet Maintenance	13,350.00
City Hall Improvements	5,000.00
Maintenance Uniforms	1,575.00
Special Projects:	
Family Violence Ctr	7,000.00
Lighting Compliance	2,000.00
Economic Development	5,000.00
Records Management	1,000.00
Government Affairs	10,000.00
Stephenson Parking Lot Improvements	0.00
Stephenson Building Rehabilitation	14,000.00
Future Land Use Plan	50,000.00
Land Acquisition	10,000.00
Downtown Bathroom	100,000.00
Public Safety:	
Emergency Management Equipment	390.00
Emergency Equipment Fire & Safety	996.00
Emergency Mgt PR	4,000.00
Emergency Equipment Maintenance&Service	6,371.00
Animal Control	3,400.00

	Proposed
Public Relations	5,000.00
Postage	3,500.00
TML Insurance:	
Liability	14,769.00
Property	25,034.00
Workers' Comp	22,026.00
Dues, Fees, Subscriptions	30,000.00
Public Notices	6,000.00
City Sponsored Events	5,000.00
Election	2,000.00
Salaries	1,819,122.12
Taxes	144,346.84
Benefits	182,998.14
Retirement	106,661.81
DSRP Salaries	324,157.60
DSRP Taxes	26,094.06
DSRP Benefits	44,796.98
DSRP Retirement	18,197.65
Professional Services:	
Financial Services	60,800.00
Engineering	70,000.00
Special Counsel and Consultants	74,000.00
Muni Court	15,500.00
Bldg. Inspector	800,000.00
Health Inspector	45,000.00
Architectural and Landscape Consultants	5,000.00
Historic District Consultant	3,000.00
Lighting Consultant	1,000.00
Human Resource Consultant	10,000.00
Training/CE	38,979.07
Code Publication	6,047.00
Mileage	2,000.00
Miscellaneous Office Expense	10,000.00
Bad Debt Expense	5,000.00
Contingencies/Emergency Fund	50,000.00
TXF to Reserve Fund	162,328.76
TXF AV to TIF	169,379.41
TXF to TIRZ	250,000.00
Sales Tax TXF to WWU	635,614.99
SPA & ECO D TXF	508,491.97
TXF to DSRP	
Total	7,064,762.40

	Proposed
PARKS	
Revenue	
Sponsorships and Donations	25,000.00
Programs and Events	48,825.00
Aquatics Program Income	33,950.00
Pool and Pavilion	13,900.00
Park Rental Fees	1,650.00
TXF from Parkland Dedication	172,200.00
TXF from Landscaping Fund	6,500.00
TXF from Contingency Funds	
TXF from DSRP	
Total Revenue	302,025.00
Expense	
Other	
Park Consultants	
Pool Operations	
Park Supplies	
Dues Fees and Subscriptions	2,719.06
Parks Activity Guide	5,000.00
DS Ranch House Furniture & Equipment	
Total Other	7,719.06
Public Improvements	
All Parks	50,000.00
Founders Park	51,700.00
S & R Park	62,000.00
Charro Ranch Park	
DS Ranch Park	8,500.00
Total Improvements	172,200.00
Utilities	
Portable Toilets	5,780.00
Triangle Electric	650.00
Triangle Water	475.00
S&R Park Water	13,000.00
SRP Electric	1,200.00
FMP Pool/ Pavilion Water	5,000.00
FMP Pool//Electricity	6,500.00
Pool Phone/Network	1,200.00
DS Ranch Park Electricity	900.00
DS Ranch Park Phone/Network	5,700.00
DS Ranch Park Septic	750.00
Total Utilities	41,155.00
Maintenance	
General Maintenance (All Parks)	250.00
Trail Washout repairs	500.00
Equipment Rental	1,000.00
Founders Park/Pool	17,250.00
S&R	14,020.00
Charro Ranch Park	10,945.00
Triangle/ Veteran's Memorial Park	800.00
DSRP	25,079.00
Total Maintenance	69,844.00
Supplies	
General Parks	4,000.00
Charro Ranch Supplies	200.00
Founders Park Supplies	10,375.00
Program and Events	2,200.00
DSRP & Ranch House Supplies	2,603.00
S&R Supplies	200.00
Total Supplies	19,578.00
Camp Staff	33,105.00
Aquatics Staff	72,308.26
Total Staff Expense	105,413.26
Total Parks Expenditures	415,909.32

	Proposed
FOUNDERS DAY	
Balance Fwd	26,392.83
Revenue	
Craft booths/Business Booths	6,500.00
Food booths	1,100.00
BBQ cookers	4,600.00
Carnival	9,500.00
Parade	3,750.00
Sponsorship	63,600.00
Parking concession	1,700.00
Electric	2,400.00
Misc	
Total	119,542.83
Expense	
Publicity	8,500.00
Porta-Potties	6,500.00
Security	20,000.00
Barricades/Traffic Plan	19,874.00
Bands/Music/Sound	15,000.00
Clean Up	4,600.00
Postage/Supplies/Misc.	7,000.00
Sponsorship	5,000.00
Parade	650.00
Tent, Tables & Chairs	4,500.00
Electricity	1,800.00
FD Electrical Setup	4,600.00
Contingencies	21,518.83
Total expenses	119,542.83
Balance Fwd	0.00
CONSOLIDATED GENERAL FUND	
Revenue	
City	7,178,646.72
Parks	302,025.00
Founders	119,542.83
Total	7,600,214.55
Expense	
City	7,064,762.40
Parks	415,909.32
Founders	119,542.83
Total expense	7,600,214.55
Balance Fwd	0.00

	Proposed
<u>DRIPPING SPRINGS FARMERS MARKET</u>	
Balance Forward	34,519.84
Revenue	
FM Sponsor	1,000.00
Grant Income	1,000.00
Booth Space	24,698.00
Applications	1,482.00
Interest Income	449.22
Market Event	300.00
Total	63,449.06
Expense	
Advertising	5,000.00
Market Manager	22,724.00
Payroll Tax Expense	1,900.39
Entertainment & Activities	1,000.00
Dues Fees & Subscriptions	200.00
Market Event	500.00
Training	200.00
Office Expense	200.00
Supplies Expense	400.00
Other Expense	100.00
Capital Fund	31,224.67
Total Expense	63,449.06
Balance Forward	0.00
<u>PARKLAND DEDICATION FUND</u>	
Balance Forward	140,130.98
Revenue	
Parkland Fees	80,000.00
Total Revenue	220,130.98
Expense	
Park Improvements	172,200.00
TXF to AG Facility	
Master Naturalists	
Total Expenses	172,200.00
Balance Forward	47,930.98
<u>AG FACILITY FUND</u>	
Balance Fwd	0.00
Revenue	
Ag Facility Fees	25,760.00
Total Revenues	25,760.00
Expense	
TXF to DSRP	25,760.00
Total Expense	25,760.00
Balance Fwd	0.00

	Proposed
LANDSCAPING FUND	
Balance Fwd	100,376.77
Revenue	
Tree Replacement Fees	
Total Revenues	100,376.77
Expense	
Sports and Rec Park	2,000.00
DSRP	
FMP	2,000.00
Charro	12,000.00
Historic District	
Professional Services	
City Hall Lawn and Tree Maintenance	1,500.00
Total Expense	17,500.00
Balance Fwd	82,876.77
DRIPPING SPRINGS RANCH PARK OPERATING FUND	
Balance Forward	50,492.47
Revenue	
Stall Rentals	22,000.00
RV Site Rentals	18,000.00
Facility Rentals	112,000.00
Equipment Rental	5,000.00
Sponsored Events	89,000.00
Merchandise Sales	15,000.00
Riding Permits	10,000.00
Staff & Misc Fees	4,000.00
Cleaning Fees	10,000.00
House Rental Income	0.00
Other Income	1,000.00
Interest	1,000.00
TXF from Ag Facility	25,760.00
TXF from HOT	67,275.62
TXF for RV/ Parking Lot HOT	50,000.00
TXF from General Fund	0.00
TXF from Landscape Fund	
Total Revenue	480,528.09
Expense	
Advertising	700.00
Office Supplies	5,100.00
DSRP On Call	10,400.00
Network and Communications	12,000.00
Sponsored Events	49,000.00
Supplies and Materials	30,000.00
Dues, Fees and Subscriptions	5,983.44
Mileage	500.00
Equipment	10,300.00
Equipment Rental	1,000.00
Equipment Maintenance	25,000.00
Portable Toilets	0.00
Electric	60,000.00
Water	10,000.00
Propane/Natural Gas	3,000.00
On Call Phone	2,000.00
Alarm	1,080.00
Stall Cleaning & Repair	2,000.00
Training and Education	5,000.00
Other Expense	20,500.00
Improvements	26,000.00
Tree Planting	
Contingencies	50,000.00
Fleet Acquisition	42,568.00
Fleet Maintenance	2,500.00
General Maintenance and Repair	60,000.00
Lawn Maintenance	
HCLE	13,200.00
Merchandise	7,000.00
RV/Parking Lot	
Total Expenses	454,831.44
Total Bal Fwd	25,696.65

	Proposed
HOTEL OCCUPANCY TAX FUND	FY2021
Balance Fwd	29,000.00
Revenues	
Hotel Occupancy Tax	400,000.00
Interest	1,500.00
Total	430,500.00
Expenses	
Advertising	500.00
Christmas Lighting Displays	12,104.38
City Sponsored Events	
Historic Districts Marketing	9,000.00
Signage	8,500.00
Dues and Fees	6,000.00
TXF to Debt Service	92,410.00
RV/ Parking Lot	50,000.00
TXF to Event Center	67,285.62
Grants	184,700.00
Total expenses	430,500.00
Balance Fwd	0.00
WASTEWATER UTILITY FUND	
Balance Fwd	5,000,000.00
Revenue	
TXF from TWDB	8,795,000.00
Wastewater Service	794,112.60
Late Fees/Rtn check fees	4,000.00
Portion of Sales Tax	635,614.99
Delayed Connection Fees	159,200.00
Line Extensions	
Solid Waste	0.00
PEC	120,000.00
ROW Fees	15,000.00
Cable	134,500.00
TX Gas Franchise Fees	3,000.00
Transfer fees	3,500.00
Over use fees	66,068.31
Reuse Fees	
Interest	45,000.00
Other Income	35,000.00
Water Income	1,742.76
Total Revenues	15,811,738.66
Expense	
Administrative and General Expense:	
Administrative/Billing Expense	110,400.00
Legal Fees	30,000.00
Auditing	10,000.00
Regulatory Expense	3,500.00
Planning and Permitting	50,000.00
Engineering:	
Engineering & Surveying	
Construction Phase Services HR TEFS	30,000.00
Misc Planning/Consulting 1431-001	7,500.00
2nd Amendment CIP	5,000.00
Sewer Planning CAD 1971-001	25,000.00
Water Planning	10,000.00
Parallel West Interceptor Design& Cost	150,000.00
TLAP Renewal application	3,000.00
Dues, Fees and Subscriptions	0.00
TXF to Water Fund	12,000.00
Operations and Maintenance:	
Routine Operations	80,000.00
Non Routine Operations	50,000.00
System Maintenance & Repair	20,000.00
Chlorinator Maintenance	2,500.00
Chlorinator Alarm	1,000.00
Odor Control	12,500.00
Meter Calibrations	700.00
Lift Station Cleaning	9,000.00
Jet Cleaning Collection lines	15,000.00
Drip Field Lawn Maintenance	10,000.00
Drip FieldMaint & Repairs	20,000.00
Lift Station repairs	20,000.00
WWTP Repairs/Pump Repairs	32,500.00

	Proposed
Chemicals	8,000.00
Electricity	45,000.00
Laboratory Testing	25,000.00
Sludge Hauling	80,000.00
Phone	6,000.00
Supplies	10,000.00
Equipment	4,000.00
Wastewater Flow Measurement	9,000.00
Other Expense	5,000.00
Capital Projects:	
Road Reconstruction	10,000.00
HRTreated Effluent Fill Station 1873-001	125,000.00
Parallel West Interceptor	1,600,000.00
Other:	
Reimbursement to Caliterra Oversize of West Interceptor	500,000.00
TWDB Engineering:	
West Interceptor, SC, LS, FM and TE line 1950-001	250,000.00
East Interceptor 1951-001	100,000.00
Effluent HP 1952-001	125,000.00
Reclaimed Water Facility 1953-001	
WWTP Design Assistance	75,000.00
So Regional WW Sytem Exp P&M 1923-001	40,000.00
Miscellaneous:	
Consultants and Legal	680,000.00
TWDB Capital Projects:	
West Interceptor, So Collector and LS and FM	2,000,000.00
East Interceptor	25,000.00
Effluent Holding Pond	1,500,000.00
WWTP	4,000,000.00
Total Expense	11,941,600.00
Balance Forward	3,870,138.66
WATER	
Revenue	
TXF from Wastewater Fund	12,000.00
Total Revenue	12,000.00
Expense	
Operating and Maintenance	12,000.00
Total Expense	12,000.00
Balance Forward	0.00
TWDB FUND	
Balance Forward	1,000.00
Revenues	8,795,000.00
Interest	500.00
Total revenue	8,796,500.00
Expenses	
Escrow Fees	1,000.00
Expenses	8,795,000.00
Total Expenses	8,796,000.00
Balance Forward	500.00
IMPACT FUND	
Bal Fwd	2,638,325.17
Revenue	
Impact Fees	242,560.00
Impact Fee Deposits	
Interest Income	25,000.00
Total	2,905,885.17
Expense	
TXF to Debt Service 2015	733,288.20
TXF to Debt Service 2019	958,553.00
Total expense	1,691,841.20
Total Bal Fwd	1,214,043.97

	Proposed
DEBT SERVICE FUND 2015	
Bal Fwd	841,062.67
Revenue	
TXF from Impact Fund	733,288.20
Interest	8,000.00
Total Revenue	1,582,350.87
Expenses	
Debt Payment 2015	729,182.20
Total Expense	729,182.20
Balance Fwd	853,168.67
DEBT SERVICE FUND 2013	
Bal Fwd	95,372.15
Revenue	
TXF from HOT	92,410.00
Interest	1,200.00
Total	188,982.15
Expense	
Tax Series 2013	90,107.50
Total Expenses	90,107.50
Balance Fwd	98,874.65
DEBT SERVICE FUND 2019	
Bal Fwd	934,598.47
Revenue	
TXF from Impact Fees	958,553.00
Interest	2,000.00
Total	1,895,151.47
Expense	
Tax Series 2019	933,553.00
Total Expenses	933,553.00
Balance Fwd	961,598.47
PEG FUND	
Balance Fwd	105,777.27
Revenues	
TWC	27,200.00
Interest Income	1,200.00
Total Revenues	134,177.27
Expense	
	0.00
Balance Fwd	134,177.27
RESERVE FUND	
Balance Fwd	1,303,727.01
Revenue	
TXF from General Fund	125,000.00
Interest	12,000.00
Total	1,440,727.01
Expense	
Expense	0.00
Total Expense	0.00
Balance Fwd	1,440,727.01

	Proposed
TIRZ 1	
Balance Forward	183,286.56
Revenues	
City AV	88,602.29
County AV	183,794.71
City for GAP Escrow	250,000.00
Interest Income	500.00
EPS Reimbursements	19,200.00
Total Revenue	725,383.56
Expense	
TIRZ Expense	
Project Management/Misc Costs	75,500.00
Project Administration P3 Works	35,000.00
Legal Fees	20,000.00
EPS	30,000.00
MAS	22,500.00
HDR	120,700.00
Misc Consulting	25,000.00
Creation Cost Reimbursements	0.00
TXF to GAP Escrow	250,000.00
Total Expense	578,700.00
Balance Forward	146,683.56
TIRZ 2	
Balance Forward	126,995.25
Revenue	
Interest Income	200.00
City AV	64,722.91
County AV	132,818.09
Total Revenue	324,736.25
Expense	
Creation Cost Reimbursements	0.00
Total Expense	0.00
Balance Forward	324,736.25



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Kelly Schmidt, Parks & Community Services Director and Michelle Fischer, City Administrator

Council Meeting Date: 8.11.2020

Agenda Item Wording: **Presentation on Hays County Parks & Open Space Commission's Recommended Projects submitted by the City of Dripping Springs, the Dripping Springs Skate Park Inc., and TIRZ Board No. 1 & 2.**

Agenda Item Requestor: Mayor Bill Foulds

Summary/Background: In March of 2020 Hays County and members of POSAC called for projects to be considered for inclusion in a potential Hays County Parks & Open Space bond initiative and/or a partnership program. City of Dripping Springs City Administrator Michelle Fischer and Parks and Community Services Director Kelly Schmidt met with Karen Ford on April 16 about the call for projects.

Two projects were identified in the Dripping Springs' Parks and Community Services Department that were stymied due to lack of monetary resources: the Dripping Springs Skateboard Park and the donation of Rathgeber Natural Resource 300 acre park, which is a part of the Headwaters Development Agreement's Parks and Open Space Plan. These two projects met the criteria listed in the Hays County 2012 Master Plan as priorities for Hays County residents in the Dripping Springs area.

On May 13, 2020 Skate Park Initiative representative Dennis Baldwin and Parks and Community Services Director Kelly Schmidt presented both projects to the Hays County Parks and Open Space Commission on a Zoom call during one of the Commission's open meetings.

Two site tours of Rathgeber Natural Resource Park were hosted by Parks & Community Services Director Kelly Schmidt & Dick Rathgeber's grandson, Robert Ellis. On June 15, Studio Balcones Architecture team and Park Commissioners Ballman, Fougerat, & Zarbough braved a Texas summer afternoon to explore the Rathgeber site and were inspired by its potential. Studio Balcones was instrumental in assisting with developing a vision for the park that could tell the story of its potential. Collectively the tour inspired the mantra that Dir. Schmidt submitted along with the POSAC

Project Information Form; **Preserve** (the land), **Protect** (the resource) & **Connect** (the people).

Director Schmidt was contacted by Karen Ford conveying that the POSAC wanted to tour the Rathgeber site. A second site visit was then scheduled to accommodate the request. On June 27, seven POSAC members along with Karen Ford and City of Dripping Springs officials, Mayor Bill Foulds, Mayor Pro-Tem Taline Manassian, Parks Commissioner Paul Fushille, City of Dripping Springs Maintenance Director Craig Rice and Capital Area Boy Scouts Support Services Director, Rick Dennison were given a tour of the 300-acre gem.

The TIRZ Town Center Square & Pavilion Project and the Old Fitzhugh Rd. Multi-Use Trail Project were submitted by the city's TIRZ Board and sponsored by Commissioner Walt Smith. TIRZ Project Manager Keenan Smith and City Administrator Michelle Fischer prepared the applications to POSAC and Mr. Smith presented the projects to the POSAC on June 24th. These two projects met the criteria listed in the Hays County 2012 Master Plan as priorities and were submitted in the Urban Park and Connectivity categories.

On July 27, the Hays County POSAC presented their recommended projects to the Commissioners Court. Rathgeber Natural Resource Park was named as a Tier 1 project and the Skateboard Park, Town Center Square & Pavilion, and Old Fitzhugh Rd. Multi-Use Trail were named as Tier 2 projects.

Staff worked with consultants and volunteer advisors to estimate the costs of the projects and develop timelines. Based on the estimates, the requested Hays County funding amounts were: Rathgeber Natural Resource Park: \$7,500,00; Skate Park: \$550,00; Town Center Square & Pavilion \$4,480,600; and Old Fitzhugh Rd. Multi-Use Trail: \$1,305,000.

The total funds requested for all Tier 1 and Tier 2 projects submitted to POSAC was \$94,969,525. POSAC recommended a bond initiative in the range of \$75-80 million, with \$60-65 million going to the Tier 1 and 2 projects, and \$15-20 million being set aside for future projects. POSAC has requested to continue to work with the County to evaluate projects and recommend funding levels.

Should the bond initiative pass, staff will prepare grant applications for the projects to Hays County based on the recommendations of the Parks & Recreation Commission and TIRZ Board, and the direction and approval of the City Council.

**Commission
Recommendations:**

The Parks and Recreation Commission supported both the Dripping Springs Skate Park and Rathgeber Natural Resource Park unanimously as an advisory body to Council. The TIRZ Board unanimously supported the Town Center Square & Pavilion and Old Fitzhugh Rd. Multi-Use Trail projects.

**Recommended
Council Actions:**

No action needed at this time.

Attachments:

POSAC Recommended Project List with Map; POSAC Webinar Presentation to Public; Presentations to POSAC, Studio Balcones Rathgeber Natural Resource Vision report, Letters of Support DSISD & Freehold Communities.

Next Steps/Schedule:

Monitor status of bond initiative; continue to work on identifying other funding resources for projects.



PARKS AND OPEN SPACE ADVISORY COMMISSION (POSAC) RECOMMENDATIONS TO COMMISSIONERS COURT

The following recommendations are respectfully submitted by members of the Hays County Parks and Open Space Advisory Commission (POSAC) on July 28, 2020.

This document is a synthesis of the Powerpoint presentation to be made to the Court on above date and is meant to provide an easy visual overview of the projects submitted by various entities which were evaluated by the POSAC through the lens of the 2012 Parks, Open Space and Natural Areas Master Plan.

These project recommendations demonstrate a substantial need for additional resources available for parks and open space within Hays County.

The named projects below are presented by category and ranked within the tiers showing highest ratings from top down within each category. Included also are project sponsor and funding request. The numbering of projects relates to the attached project map.

TIER ONE PROJECTS ("very best"; highly recommend to fund at some level)	Amount Requested
Open Space/Natural Areas/Trails/Water Quality/Habitat	
1. Coleman's Canyon Preserve (WVWA)	\$ 2,600,000
2. Sentinel Peak Park & Preserve (Hays County)	10,000,000
3. San Marcos River Recharge Lands (SMRF)	4,380,000
4. Regional Park, water quality/trails, 1200 acres (Hays County/COA via HCC) ¹	10,000,000
5. Purgatory Creek: habitat, clean water preserve (HCC)	17,717,500
6. Rathgeber Natural Resource Park (City of Dripping Springs)	7,500,000
Connectivity	
7. Violet Crown Trail in Hays County (HCC)	3,800,000
8. Cape's Fishing Pond (Hays County)	2,500,000
TOTAL Tier One Project Requests	\$ 58,497,500

TIER TWO PROJECTS ("very good"; strong recommendation to fund at some level)	Amount Requested
Urban Parks	
9. Dripping Springs Regional Skate Park (DS Skate Park, Inc, non-profit)	\$ 550,000
10. Dripping Springs Town Center (City of Dripping Springs)	4,480,600
11. Patriot's Hall, near Dripping Springs (PatriotsHall.org; non-profit)	1,500,000
12. Nature Center at Blue Hole Park (City of Wimberley)	3,136,425
Open Space/Natural Areas/Trails/Water Quality/Habitat	
13. John Knox Ranch Preserve (John Knox Ranch/HCC)	2,500,000
14. Presa Grande, Sink Creek Watershed (Great Springs Project)	8,500,000
Connectivity	
15. Old Fitzhugh Road Trail (City of Dripping Springs)	1,305,000
16. Kyle Fajita Fields (City of Kyle)	14,520,000
TOTAL Tier Two Project Requests	\$ 36,472,025

TOTAL TIER ONE & TWO PROJECT REQUESTS	\$ 94,969,525
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¹Recommendation subject to site control.

TIER THREE PROJECTS (for consideration at a future date)	Amount Requested
Open Space/Natural Areas/Trails/Water Quality/Habitat	
Regional Conservation Fund for Jacob's Well Groundwater Management Zone (WDWA)	\$20,000,000
Wimberley Dog & Skate Park (City of Wimberley)	450,110
TOTAL Tier Three Project Requests	\$ 20,460,111
TOTAL TIER ONE, TWO, THREE PROJECT REQUESTS	\$115,439,630
TOTAL PROJECT COSTS FOR ALL PROJECTS SUBMITTED	> \$176,000,000

ADVISEMENTS TO HAYS COUNTY

- 1) Recognize the incredible opportunities that arose within the last few months (March-July) in our County for outdoor recreation, nature experiences, trails, conservation of natural areas, access to rivers/creeks, perpetual scenic vistas, water quality protection, habitat preservation, flood mitigation – and a connection with nature and sense of place – for now and forever.
- 2) Understand that both the applicants and reviewers were functioning to the best of their abilities within a compressed time frame and during a most unusual and challenging time at the onset of the coronavirus pandemic, and that further work can be done to evaluate projects and negotiate with sponsors, which may lead to some modifications of the rankings and costs.
- 3) See that there is more opportunity right now than we can fund with County tax dollars to fulfill the visionary goals of the 2012 Hays County Master Plan for Parks, Open Spaces and Natural Areas.
- 4) Be assured there is a solid community of conservationists, non-profit organizations, municipal and government partners ready and willing to invest along with Hays County in order to make sure our plentiful resources are protected, and our citizens have outdoor places to play, explore, experience and treasure.
- 5) Know that POSAC members have exerted a substantial and collective body of time, effort, thought and feeling that hopefully provides a valuable service to all Hays County leaders, residents and visitors for years to come.

- 6) Appreciate that a scientific poll was conducted among Hays County voters, in reflection of our demographics, that revealed strong support (71-77%) for \$75 million in general obligation bonds to be sold to protect our open spaces, water quality lands and natural places – especially when the county’s property tax rate would not be affected.

RECOMMENDATIONS FOR A BOND IN NOVEMBER 2020

POSAC recommends a total bond initiative in the range of \$75-80 Million.

Of that total, we see up to \$60-65 million to be used toward the named projects above – with Tier One projects having highest priority and Tier Two to be funded in the best way possible.

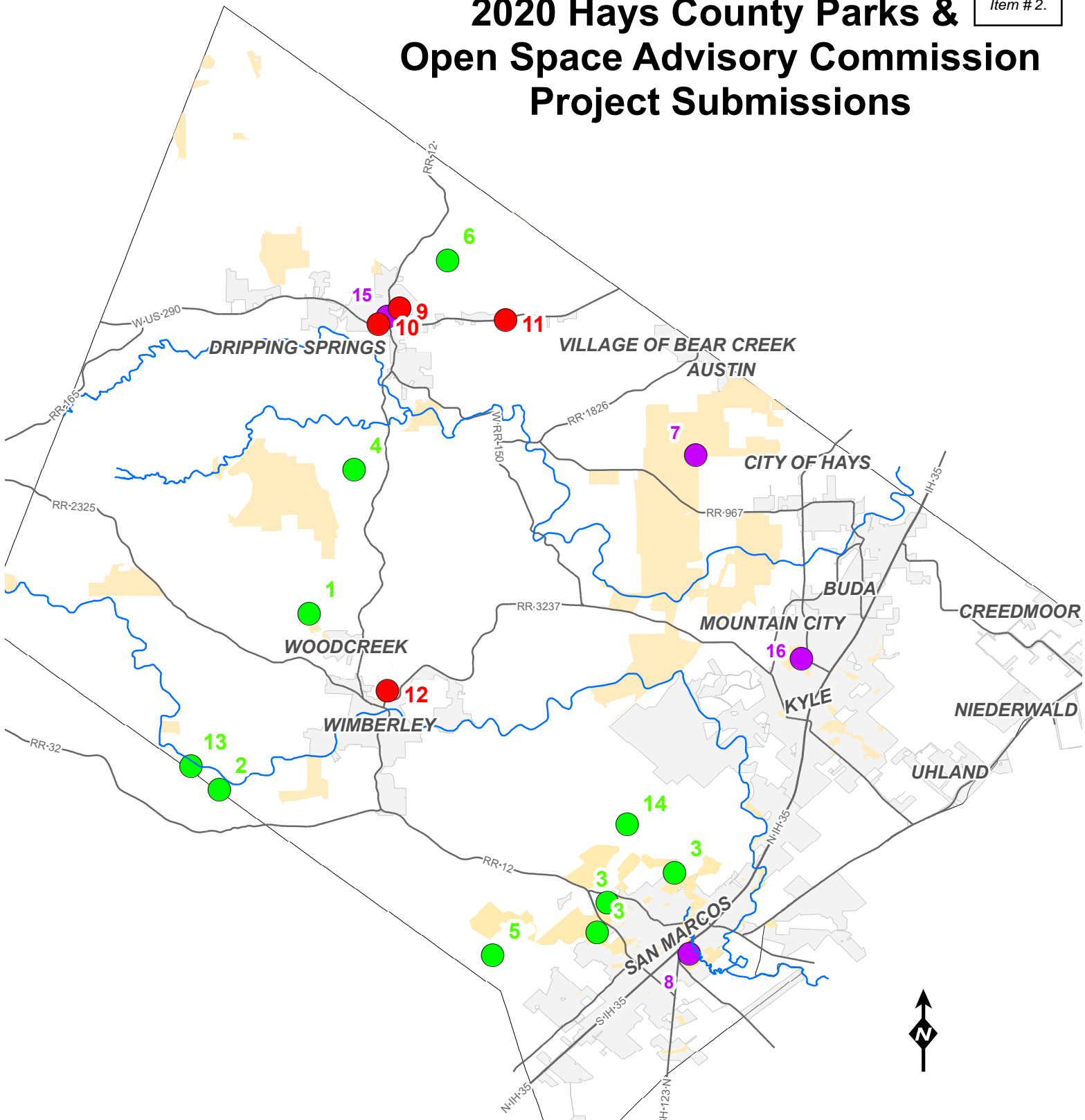
Further, we recommend that \$15-20 million be set aside in a flexible, non-specific fund to accommodate future projects in partnership with municipalities and organizations who were not able to present a viable project at this time, and for potential modifications to existing projects – as well as for unanticipated opportunities for conservation or recreation projects within the next five years.²

REQUEST FOR POSAC TO REMAIN IN ADVISORY/ SUPPORT ROLE

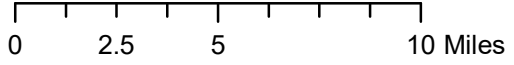
POSAC recognizes the importance of thorough project vetting, evaluation, and negotiation and would be honored to continue to serve in an advisory capacity to the Court and to County staff in order to help further successful bond project implementation. Further, it is the firm desire of POSAC to continue to receive and evaluate projects and review the financial aspects and public benefits for each project.

²One member of the commission was not supportive of having unallocated funds as part of the bond package.

2020 Hays County Parks & Open Space Advisory Commission Project Submissions



- Major Waterways
- Category A Urban Parks
- Category B Open Spaces, Natural Areas, Trails, Water Quality & Habitat
- Category C Connectivity
- Pre-existing Parks, Open Spaces and Conservation Easements
- City Boundaries





PARKS & OPEN SPACE ADVISORY COMMISSION

**Recommendations to Commissioners Court
Public Webinar Presentation**



August 4 & 6, 2020

WELCOME



Item # 2.

Thank you for your time and interest!

Agenda for 1-hour public meeting.

- Introduction of POSAC panelists
- Visual presentation (25-min)
 - Background on POSAC , our process and evaluation/scoring of projects
 - Review recommended Tier One and Tier Two Projects
 - Bond recommendation to Commissioners Court
- Short participant poll
- Question and Answer: Please use Q&A link in the tool bar at screen bottom
- Next Steps & Contact information



A SENSE OF PLACE

“As the state’s population becomes more urban and disconnected from our lands, water and wildlife it becomes increasingly important to provide accessible, safe and enjoyable outdoor opportunities and to educate the public about the natural resources of Texas.

Access to parks, neighborhood green spaces and nature centers helps children and people of all ages develop a sense of place. A sense of place describes the relationship with where one lives, and an appreciation of its unique natural and cultural heritage ...





A SENSE OF BEAUTY AND WONDER

Experiencing nature as a shared heritage combats isolation and builds stronger communities.

Experiences that bond children to the natural world sharpen their senses, inspire a sense of beauty and build emerging concepts of biology, geology, physics and language.”

Dr. Joe Frost, Professor Emeritus, College of Education University of Texas at Austin





POSAC APPOINTED – FEB 2020

Parks & Open Space Advisory Commission (Court member who appointed)

- Scott Way, Chair (Shell)
- Kathryn Nichols, Vice-Chair (Jones)
- Lori Olson, Vice-Chair (Becerra)
- Jim Camp (Jones)
- Burt Dement (Smith)
- Laura DuPont (Shell)
- Carolyn Gonzales (Ingalsbe)
- Blanca Loya (Ingalsbe)
- Lisa Prewitt (Becerra)
- Scott Tomhave (Smith)

OUR CHARTER



Item # 2.

...to establish a democratic, inclusive process to study a parks, open space, and conservation bond program that will yield project recommendations to the Hays County Commissioners Court meant to ensure the confidence and trust of Hays County voters.

Identify the fundamentally critical needs for Hays County projects that include parks, open space, scenic vistas, water quality, water quantity, endangered species habitat, access to water recreation, trails/trail systems, flood mitigation lands, and any other necessary land or water conservation project(s)....

POSAC goals and priorities are found in the 2012 Hays County Parks, Open Space and Natural Areas MASTER PLAN.



OUR PATH & COMMITMENT

POSAC took the Charter and charged ahead

- 11 meetings, March 7 through July 22 (all but first conducted in Zoom meetings)
- Charter accepted; Bylaws adopted
- Consensus-based decision-making process
- Leadership team selected
- Educational and project presentations; site tours (June 20 and June 27)
- Development of criteria, forms, process, evaluation, scoring
- Subcommittee evaluations, July 1–July 22
- Estimated total of 600-700 POSAC person hours for meetings, study, analysis, evaluation, recommendation
- Desire to continue support for Commissioners Court and County staff



OUR PROCESS & TIMELINE

Start to finish: March 7 to July 28, 2020

- Background, education, process development (March/April)
- Call for projects (May)
- Project Information Form (PIF) online submission process
- Three categories of projects
 - Urban parks
 - Open space/natural areas/trails/water quality/habitat
 - Connectivity
- Review and scoring by category by sub-committee
- All POSAC reviewed scoring
- Consensus on tiered project list and bond recommendation
 - One member did not support unallocated funds as part of the bond package



EVALUATION & SCORING CRITERIA

Developed from Master Plan, Charter, & POSAC community values.

- Meet Master Plan goals
- Provide high priority facilities
- Demonstrate readiness to complete project within 5 years
- Provide leverage — land and/or funds
- Demonstrate on-going management and operations capacity
- Accessibility to the public
- Accommodate variety of users
- Preserve/protect natural resources
- Make significant scale of impact
- Create new recreational opportunities
- Demonstrate broad community support



HAYS COUNTY HISTORY OF SUCCESS

2007 Hays County Parks & Open Space Bond

“The issuance of \$30,000,000 of Hays County Tax Bonds for Parks, Natural Areas, Open space and related projects, and the Preservation of Water Quality, Aquifer Recharge Areas, and Wildlife Habitat, and the Levying of a Tax in Payment thereof.”

- No projects identified BEFORE the bond election
- Voter approved by 2:1 margin (68% YES)
- Citizen committee appointed to score/recommend projects
- Goal of 1:1 matching funds was exceeded
- County invested ~\$30 Million in projects totaling ~ \$76 Million



HAYS COUNTY HISTORY OF SUCCESS (CONT.)

By leveraging \$30 Million from 2007 bond, today we enjoy all these projects:

Five Mile Dam Park | Jacob's Well Natural Area | Winter's Mill/Blue Hole Loop Trail | Dahlstrom Ranch Conservation Easement & Gay Ruby Dahlstrom Nature Preserve | La Cima Conservation Easement & Preserve | Wildenthal Preserve | Buda Stagecoach Park | Buda Tyler Norris Memorial Skateboard Park | Buda Bradfield Park & Trails | Dripping Springs Ranch Park | Kyle City Square Park | Kyle Gregg-Clarke Park | Kyle Plum Creek Preserve/Lake Kyle Park | San Marcos Combined Parks Improvements | Wimberley Blue Hole Regional Park | Dripping Springs Youth Sports Association Sports Fields | Hays County Youth Sports Complex/FM 2770 | Bear Creek Park & Trail (Belterra) | North Hays Optimist Foundation Park (Goforth Road) | Village of San Marcos Youth Sports Fields



OPPORTUNITY ABOUND

18 projects submitted, May–July 2020

- Hays County
- Municipalities
- Nonprofit Organizations
- Land trusts for landowners
- Total funding requests to Hays County, \$115,400,000
- Total project costs, more than \$176 Million
- Projects yet to come from cities of San Marcos and Buda
- Unanticipated opportunities
- Explore additional project partners; federal/state funds, loans and grants



TIERED PROJECT RECOMMENDATIONS

TIER ONE: very best; highly recommend to fund at some level

- **Open Space/Natural Areas/Trails/Water Quality/Habitat**
 - Coleman's Canyon Preserve
 - Sentinel Peak Park & Preserve
 - San Marcos River Recharge Lands
 - 1,200-acre regional park, water quality/trails
 - Purgatory Creek Open Space, Habitat and Clean Waters Preserve
 - Rathgeber Natural Resources Park

- **Connectivity**
 - Violet Crown Trail in Hays County
 - Cape's Fishing Pond



TIERED PROJECT RECOMMENDATIONS (CONT.)

TIER TWO: very good; strong recommendation to fund at some level

- **Urban Parks**

- Dripping Springs Regional Skate Park
- Dripping Springs Town Center Square
- Patriot's Hall
- Nature Center at Blue Hole Park

- **Open Space/Natural Areas/Trails/Water Quality/Habitat**

- John Knox Ranch Preserve
- Presa Grande, Sink Creek Watershed

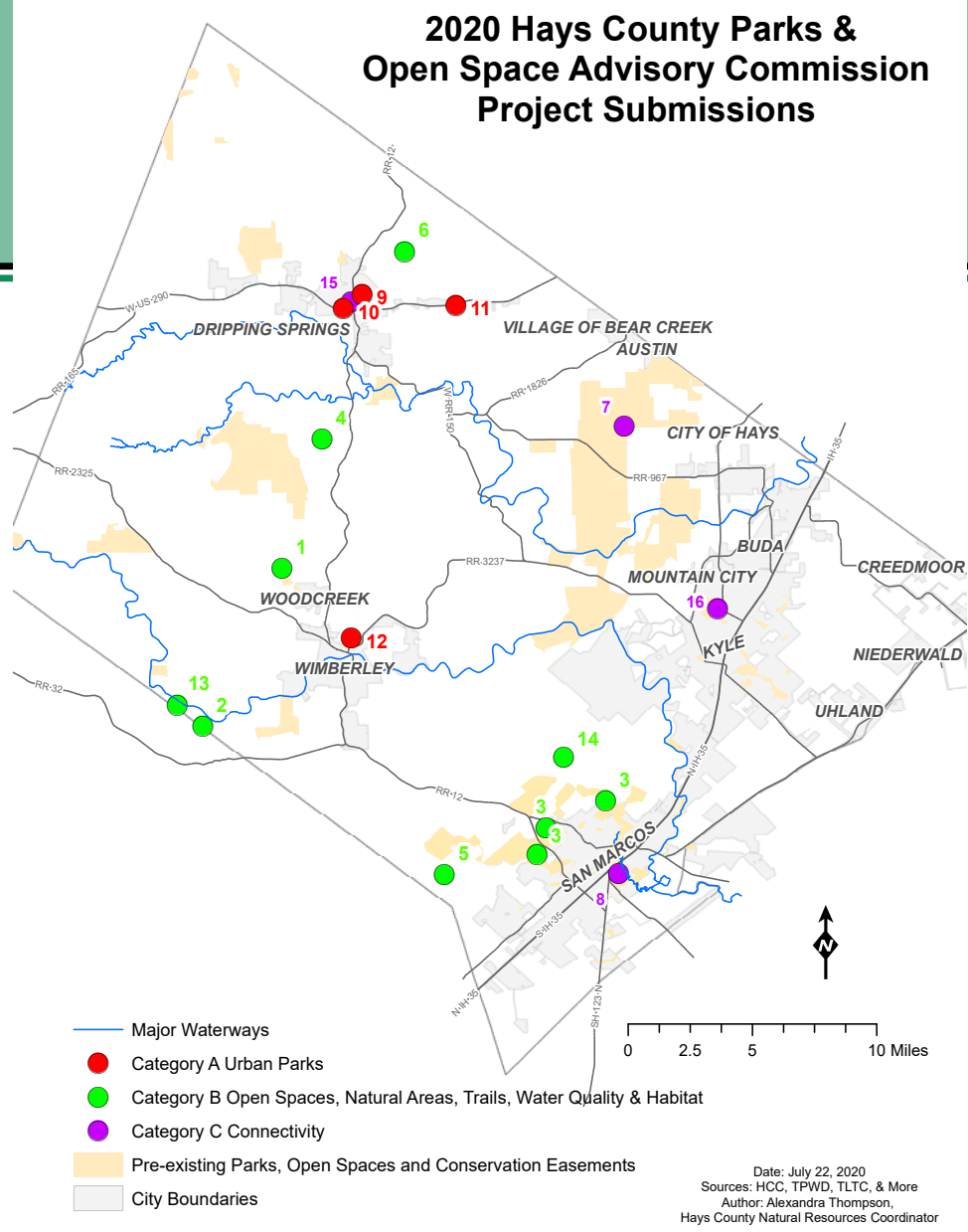
- **Connectivity**

- Old Fitzhugh Road Trail
- Fajita Fields, Festival Grounds, Trails



2020 Hays County Parks & Open Space Advisory Commission Project Submissions

Recommended Project Overview by Tier in order of priority within each Category





1. COLEMAN'S CANYON PRESERVE

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Wimberley Valley Watershed Association (WVWA)

- 117-acre land conservation/restoration
- Contiguous to Jacob's Well Natural Area
- Caves and karst features that recharge Jacob's Well Spring
- Wimberley Bat Cave
- 100 acres Golden-cheeked Warbler habitat
- Camping, hiking, nature-based recreation

Funds requested
\$2,600,000

Fee simple land acquisition,
117-acres

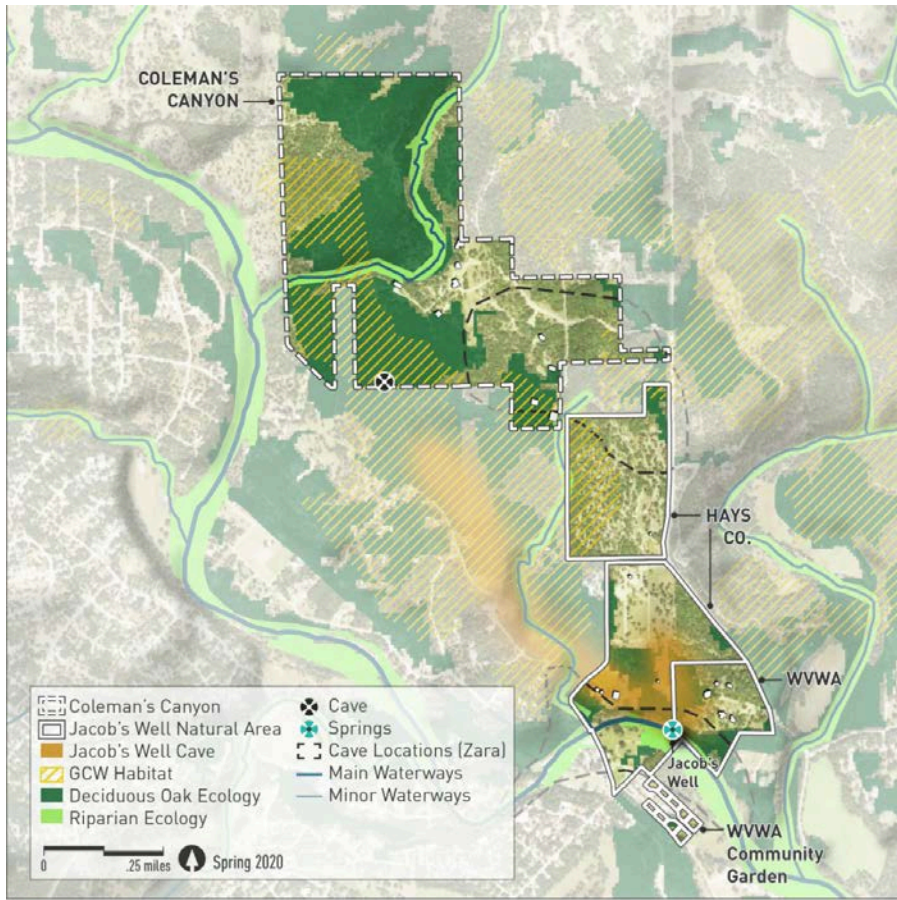
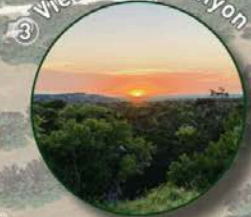
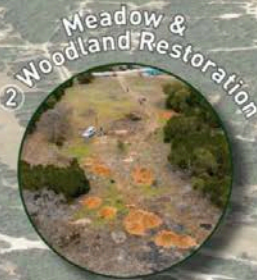
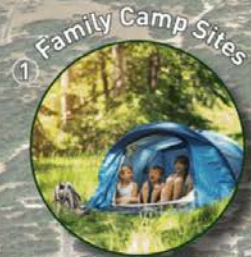
Potential for re-investment
of \$2-2.6 million by WVWA
to secure adjacent lands,
design and engineering for
site improvements and
infrastructure



1. COLEMAN'S CANYON PRESERVE

SITE POTENTIAL

- Open space connections
- Recreation opportunities
- Ecological sensitivity





1. COLEMAN'S CANYON PRESERVE



“Excellent opportunity to add to the jewel of Hays County parks – Jacob’s Well Natural Area; unique opportunity for long trail system; multiple benefits and partners; camping (new) access in area.”

From POSAC Review Notes



2. SENTINEL PEAK PARK & PRESERVE

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Hays County

- 535 acres, part of former El Rancho Cima Boy Scout Ranch
- Access to Blanco River
- Golden-cheeked Warbler habitat/preserve
- Managed public access
- Low-impact recreation, trails, camping

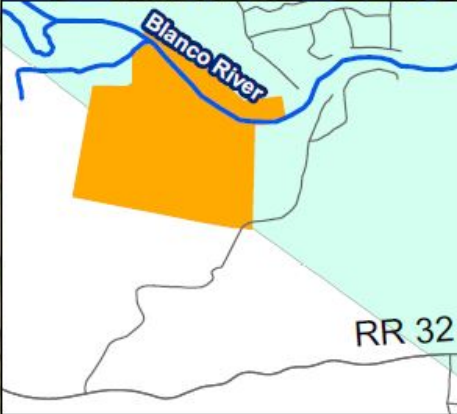
Funds requested
\$10,000,000



Fee simple land acquisition (535-acres); Facility design and/or construction

Potential for up to \$6 Million from the TWDB Clean Water State Revolving Fund (CWSRF), if the County is approved, to fund the fee-simple acquisition of the property



2. SENTINEL PEAK PARK & PRESERVE



-  Sentinel Peak Park & Preserve
-  Hays & Comal County Line



2. SENTINEL PEAK PARK & PRESERVE



“Excellent!
Must do!”

From POSAC Review Notes



3. SAN MARCOS RIVER RECHARGE LANDS

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: San Marcos River Foundation

- Three properties, 233 total acres
 - Geiger tract: 75 Acres; COST: \$225,000-1,130,000 (CE with public trails)
 - Elsik tract: 102.8 Acres; COST: \$2,225,000
 - Icehouse tract: 56 Acres; COST: \$1,000,000
- All properties within planned loop around San Marcos
- Recharge zone for Edwards Aquifer
- Protects San Marcos Springs and River
- Combination of fee simple land acquisition & conservation easement

Funds requested
 \$3,475,000 – 4,380,000

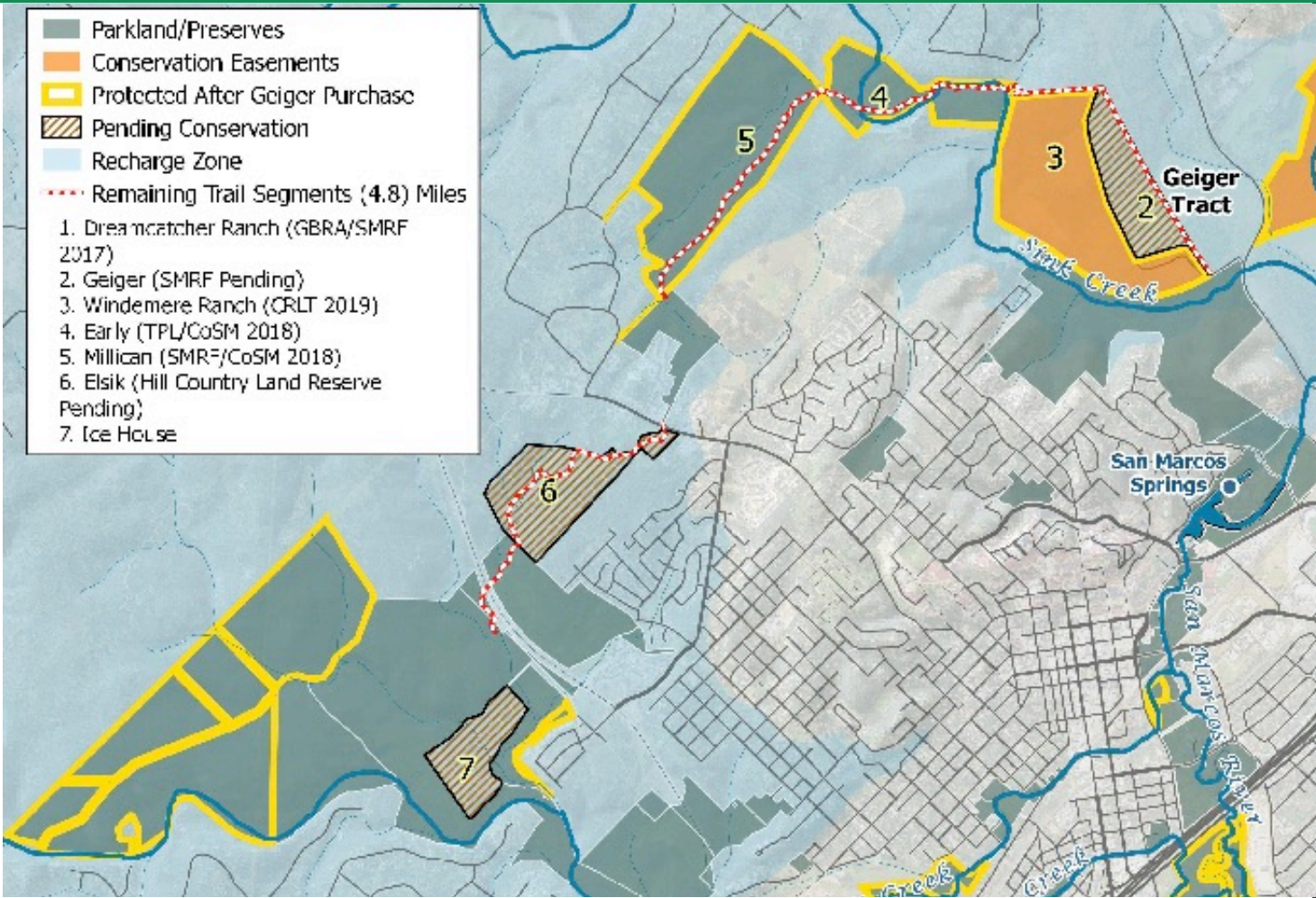
Fee simple land acquisition;
 and conservation easement
 (CE) acquisition

\$782,450 from SMRF and San
 Marcos Greenbelt Alliance



3. SAN MARCOS RIVER RECHARGE LANDS

Tract 2: Geiger
Tract 6: Elsik
Tract 7: Icehouse



- Parkland/Preserves
 - Conservation Easements
 - Protected After Geiger Purchase
 - ▨ Pending Conservation
 - Recharge Zone
 - ⋯ Remaining Trail Segments (4.8) Miles
1. Dreamcatcher Ranch (GBRA/SMRF 2017)
 2. Geiger (SMRF Pending)
 3. Windemere Ranch (CRLT 2019)
 4. Early (TPL/CoSM 2018)
 5. Millican (SMRF/CoSM 2018)
 6. Elsik (Hill Country Land Reserve Pending)
 7. Ice House

“Excellent opportunity to add to San Marcos greenbelt project; many benefits.”

From POSAC Review Notes



4. 1,200-AC. REGIONAL PARK (WATER QUALITY/TRAILS)

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Hays County/COA via HCC

- 1,200 acres, adjacent to ~4,700 acres of permanently protected heritage ranch lands
- Scenic watershed and habitat lands
- Within Gatlin Creek and Onion Creek watersheds
- City of Austin, potential for water quality partnership; 1:1 match
- Passive recreation, hiking trails similar to Dahlstrom Nature Preserve
- Recreation consistent with open space protection

Funds requested
\$10,000,000

A regional, 1,200-acre park for Hays County, surrounded by conserved lands

City of Austin to pay the value attributable to the conservation easement; ~ \$10-11,000,000 providing at least a 1:1 match



4. 1,200-AC. REGIONAL PARK (WATER QUALITY/TRAILS)



Protects important watershed lands which are critical to the protection of Onion Creek and the quality of water recharging the Edwards Aquifer at downstream conduits.



5. HAYS COUNTY HABITAT, OPEN SPACE AND CLEAN WATERS PRESERVE (PURGATORY CREEK AREA)

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Hill Country Conservancy

- 1,069 acres of high-quality habitat, watershed, water quality, recharge and flood mitigation land
- Contiguous to Purgatory Creek Natural Area, La Cima Parkland and Hays County La Cima Preserve
- Public trail expansion
- Golden-cheeked Warbler Mitigation Credits valued at more than \$5.7 million.

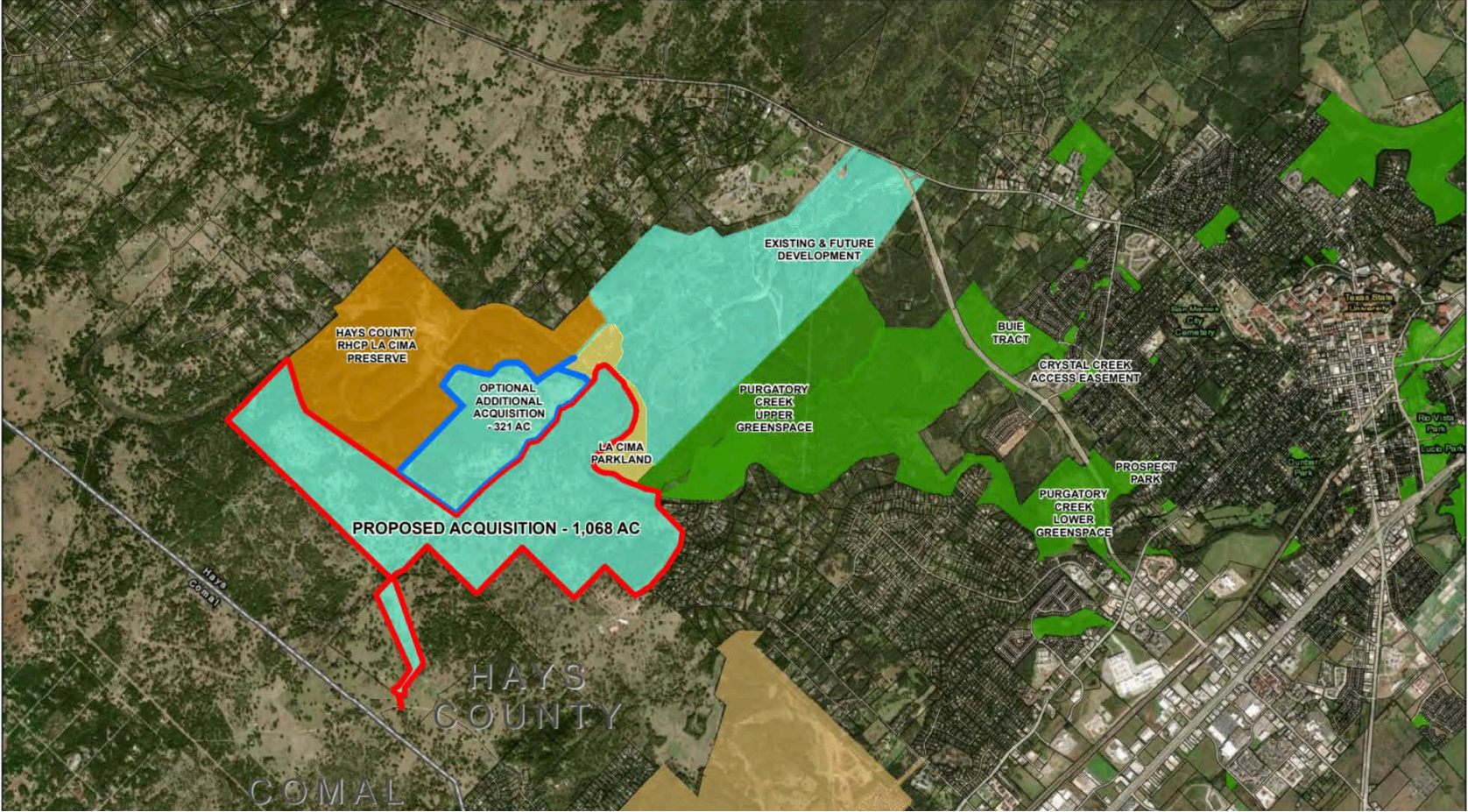
Funds requested
\$17,717,500

Conservation easement acquisition

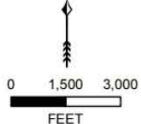
Potential for TWDB Clean Water State Revolving Fund (CWSRF) low interest loan to the County



5. HAYS COUNTY HABITAT, OPEN SPACE AND CLEAN WATERS PRESERVE (PURGATORY CREEK AREA)



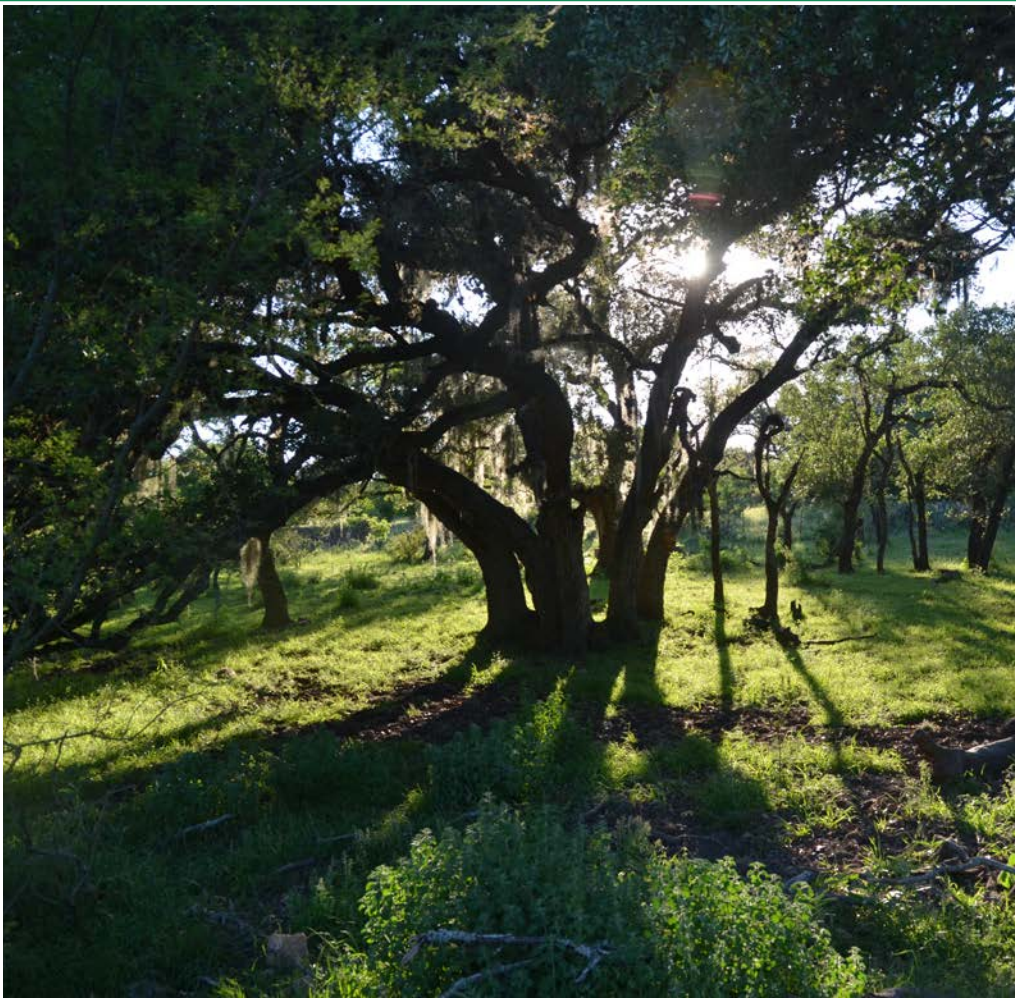
HAYS COUNTY HABITAT PRESERVE, OPENSACE, & CLEAN WATERS OPPORTUNITY REGIONAL MAP



- PROPOSED ACQUISITION - 1,068 AC
- OPTIONAL ADDITIONAL ACQUISITION - 321 AC
- EXISTING AND FUTURE DEVELOPMENT TRACTS
- HAYS COUNTY RHCP LA CIMA PRESERVE - 700 AC
- LA CIMA PARKLAND - 91.5 AC
- PUBLIC PARKLAND
- KISSING TREE DEVELOPMENT
- HCAD PARCELS
- COUNTY BOUNDARY



5. HAYS COUNTY HABITAT, OPEN SPACE AND CLEAN WATERS PRESERVE (PURGATORY CREEK AREA)



“Great continuous addition to Purgatory Greenspace; Warbler habitat and potential for grant funds; hiking access to regional trail system.”

From POSAC Review Notes



6. RATHGEBER NATURAL RESOURCES PARK

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: City of Dripping Springs

- 300 acres; regional nature park
- Confluence of Little Barton and Barton Creek
- Preserve, protect, connect people to nature
- Hiking and camping
- Nature center
- Adjacent to Headwaters Development

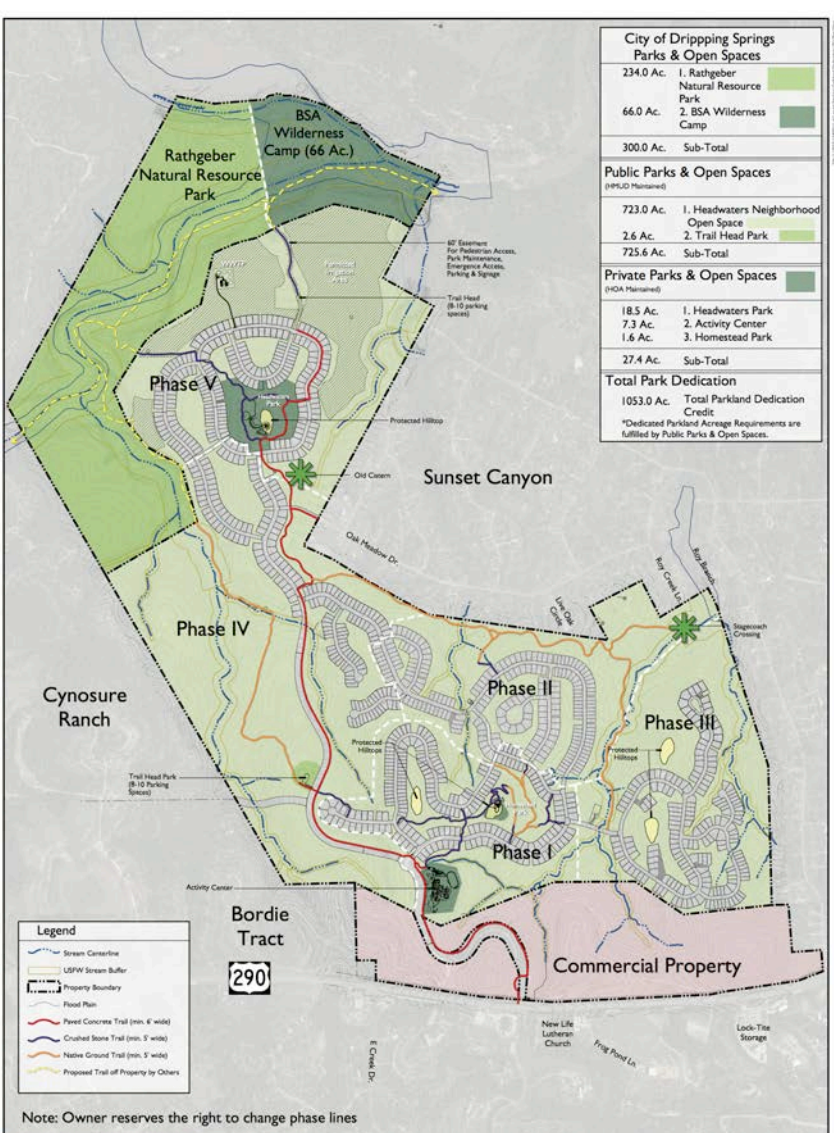
Funds requested
\$7,500,000

Land planning, design, engineering. Facility design and/or construction.

Land donated as dedicated parkland in perpetuity; value estimated at \$3,750,000 to \$5,250,000; plus City of DS additional \$110–175,000 for planning, public input, preliminary engineering, environmental studies



6. RATHGEBER NATURAL RESOURCES PARK





6. RATHGEBER NATURAL RESOURCES PARK



“A nearly pristine piece of Texas Hill Country, with both Barton Creek and Little Barton Creek flowing through it.”

From project submission letter



7. VIOLET CROWN TRAIL IN HAYS COUNTY

TIER ONE: Connectivity

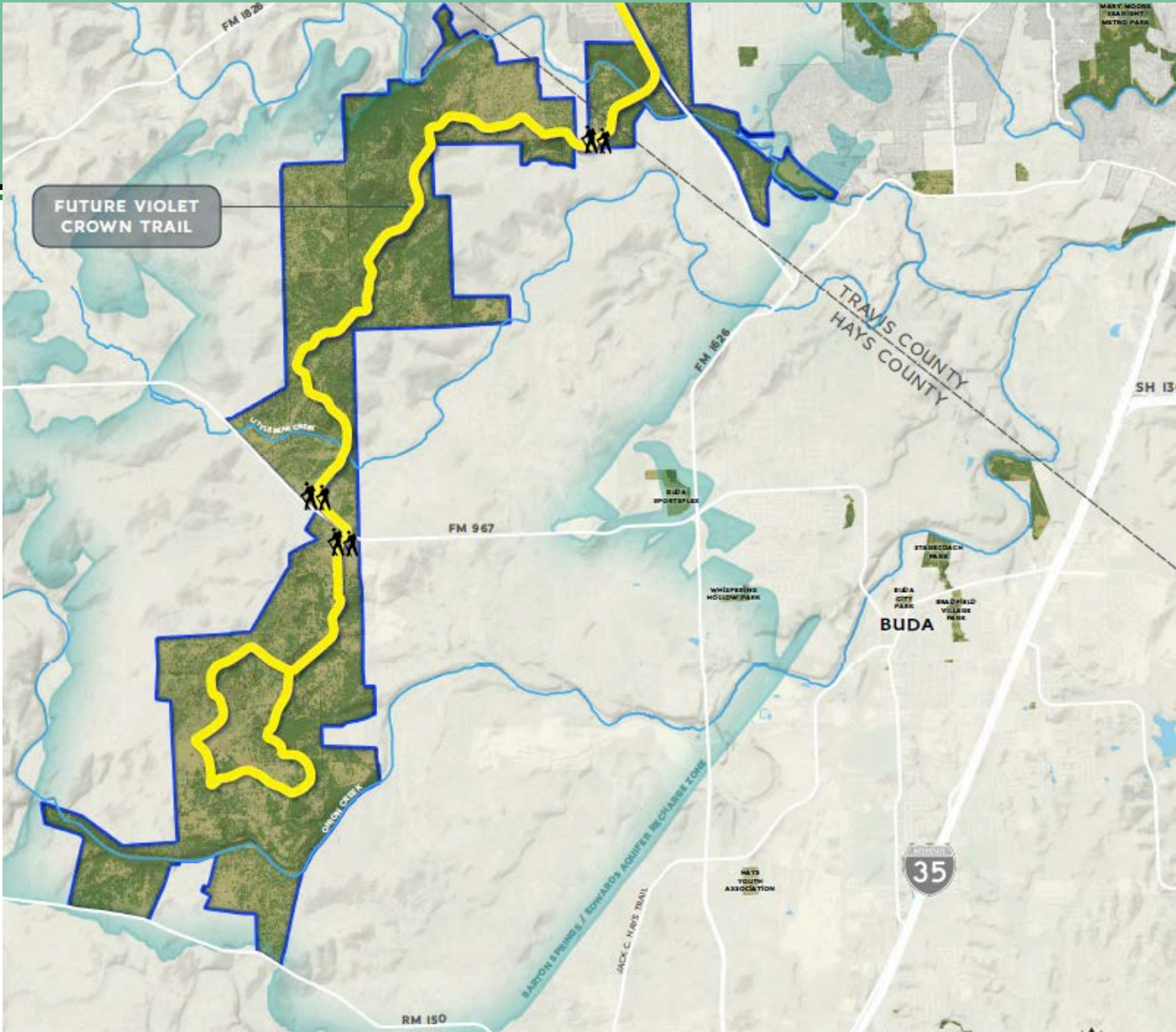
Project Sponsor: Hill Country Conservancy

- 14 miles of new, single-track, nature trail
- Extension of the Violet Crown Trail heading south from Barton Springs
- Crosses publicly owned lands, ~6 miles west of Buda
- Trail heads at Bliss Spillar Road and at FM 967 crossing
- Built to high-quality, sustainable trail standards

Funds requested
\$3,800,000

Facility design and/or construction

TPWD trails program, \$200K;
HCC grant, \$500K



“14 miles of trail in the heart of the Edwards Aquifer recharge zone in northern Hays Co. Trail Heads at Bliss Spillar Road and FM 967. Trails would loop south near Onion Creek near FM 150”

From POSAC Review Notes



7. VIOLET CROWN TRAIL IN HAYS COUNTY





8. CAPE'S FISHING POND

TIER ONE: Connectivity

Project Sponsor: Hays County

- 28.665 acres (pond just under 6 acres)
- Outdoor recreational for local families and children
- Connects areas of San Marcos with local (and proposed regional) hike and bike trail system
- Pond could qualify for TPWD grant program, Neighborhood Fishin'
- Potential demonstration site for rain gardens, bioswales and natural water filtration
- Storm water management potential

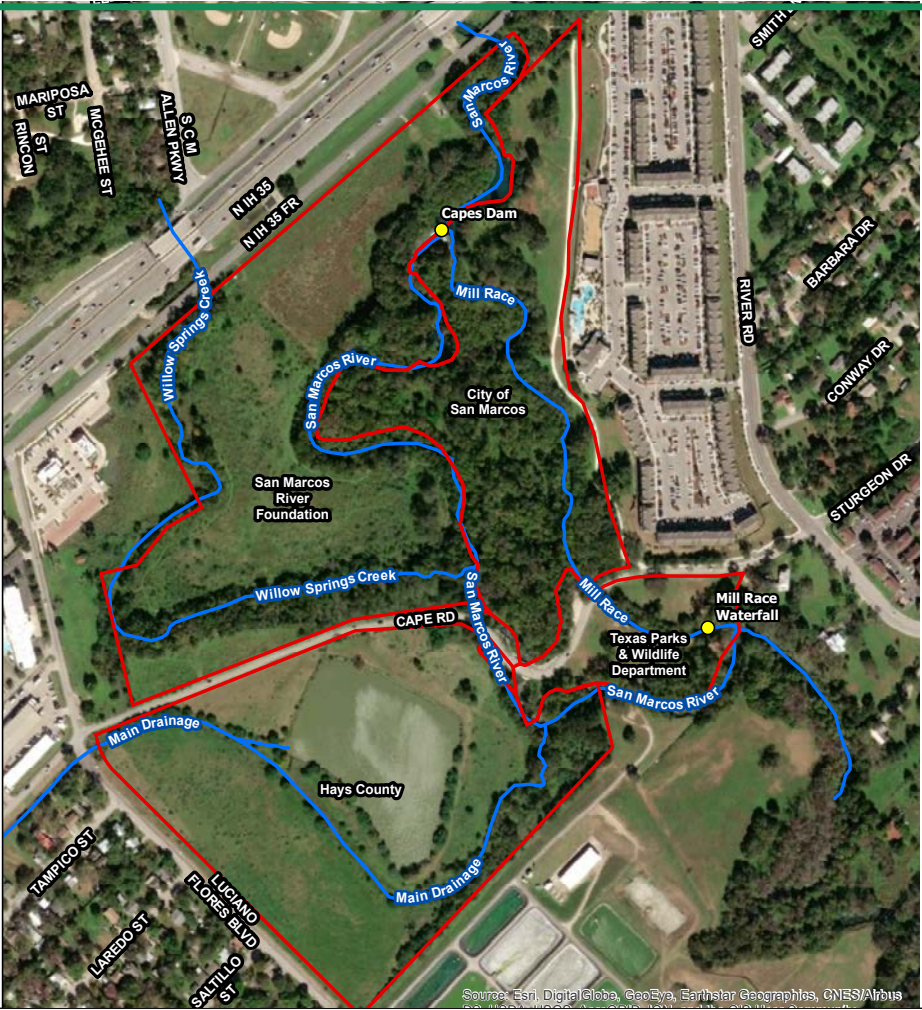
Funds requested
\$2,500,000

Phase I investment in trail improvements, a hike/bike bridge over the San Marcos River, and capital improvements related to the Neighborhood Fishin' program, river viewing areas, and demonstrative drainage facilities

County purchased the land in March 2020 for \$2,600,000.



8. CAPE'S FISHING POND



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



8. CAPE'S FISHING POND



Item # 2.





9. DRIPPING SPRINGS REGIONAL SKATE PARK

TIER TWO: Urban Parks

Project Sponsor: Dripping Springs Skate Park, Inc.

- 14,000 square foot plaza-style skatepark
- Place for young people to pursue athletic activity
- Safe athletic alternative to team sports
- Land donated by City of Dripping Springs
- Strong community support demonstrated

Funds requested
\$550,000

Facility design and/or
construction

\$178,750 from land donation
and other philanthropic
grants/community partners



9. DRIPPING SPRINGS REGIONAL SKATE PARK



“This park will provide a fun and safe place for kids of all ages (as well as adults) to get exercise, hone a skill, and enjoy the outdoors.”

Comment from supporter



10. DRIPPING SPRINGS TOWN CENTER SQUARE

TIER TWO: Urban Parks

Project Sponsor: City of Dripping Springs

- Vibrant, open, community space for downtown Dripping Springs
- Green space for festivals, markets, events
- Multiple civic buildings: City, County, School District, Library
- Many community needs served from one place
- Anchor for Mercer St. Historic District
- Draw for residents and visitors

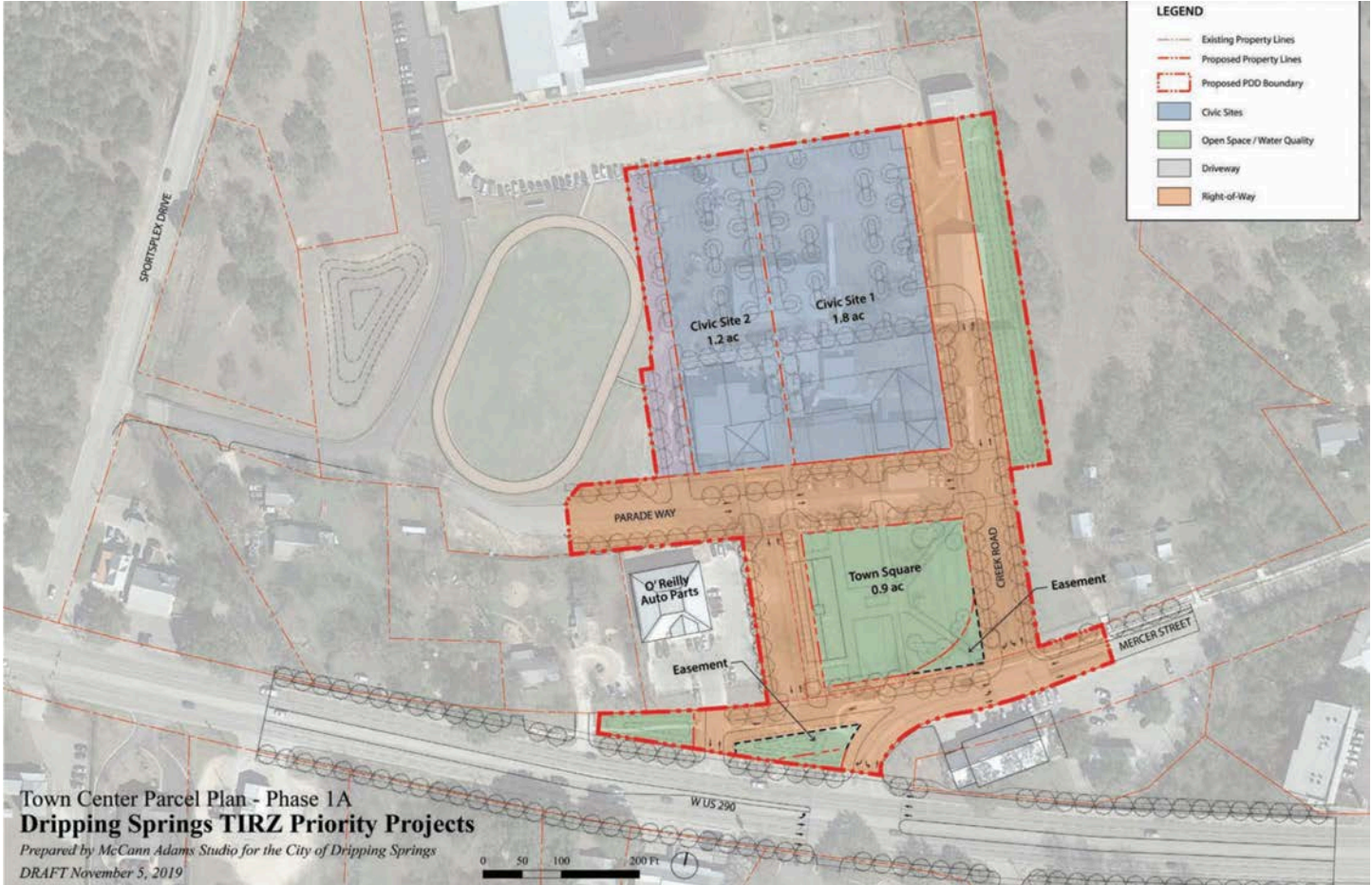
Funds requested
\$4,480,600

Land acquisition, Planning (land management, design, engineering), Facility design and/or construction

TIRZ partners: City of DS, Hays County, DS Library, DS School District



10. DRIPPING SPRINGS TOWN CENTER



“To co-locate the City, the School District, the County, and the Library in a cost-effective way into shared facilities (to provide) Civic Services...to serve future Community needs.”

From presentation notes



10. DRIPPING SPRINGS TOWN CENTER



“A civic open space in the heart of Dripping Springs ... for festivals, market activities, an events venue ... TIRZ project.”

From presentation notes



11. PATRIOT'S HALL, NEAR DRIPPING SPRINGS

TIER TWO: Urban Parks

Project Sponsor: PatriotsHall.org; Kathryn Chandler

- 10-acre retreat and resource base
- For ALL veterans and their families
- Gathering Hall for therapeutic classes, vet-to-vet mentoring, educational and motivational workshops, job networking
- 60-70% green space for campouts, cookouts, fitness challenges
- Outdoor recreation for nature experience
- Opportunities for gardening, beekeeping
- Broad community support and fundraising from nonprofit organization

Funds requested
\$1,500,000

Land, facility design and/or construction

Total project is \$5,900,000; have raised \$1,500,000 from local donors, + \$100K in-kind services.



11. PATRIOT’S HALL, NEAR DRIPPING SPRINGS



“Great project and will serve the veteran community with pride.”

From POSAC Review Notes



12. NATURE CENTER AT BLUE HOLE PARK

TIER TWO: Urban Parks

Project Sponsor: City of Wimberley

- Public nature center
- 7K square feet covered space; 2.5 acres outdoor space
- Indoor/outdoor classrooms; greenhouse
- Nature camp expansion
- Example of sustainable construction; rainwater collection
- Theater to showcase nature documentaries, films
- Prairie and wetland restoration

Funds requested
\$3,136,425

Planning (land management, design, engineering), Facility design and/or construction

No match at this time; project received numerous letters of support from Wimberley Community and Friends of Blue Hole



12. NATURE CENTER AT BLUE HOLE PARK



“Blue Hole Nature Camps that will utilize facility provide positive revenue for the City of Wimberley. In addition, fees for usage could provide revenue. Wimberley has a parks department that can maintain the facility.”

From POSAC Review Notes



13. JOHN KNOX RANCH PRESERVE

TIER TWO: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: John Knox Ranch, Hill Country Conservancy

- Conservation easement on 300 acres
- Summer camp and retreat owned/operated by Mission Presbytery (Presbyterian Church, USA)
- Blanco River frontage
- Location of artesian spring, Blue Hole Spring
- Perpetual protection for waters, grass savannahs, Texas hardwoods, old-growth Ashe juniper, Golden-cheeked Warbler
- Limited, managed public access

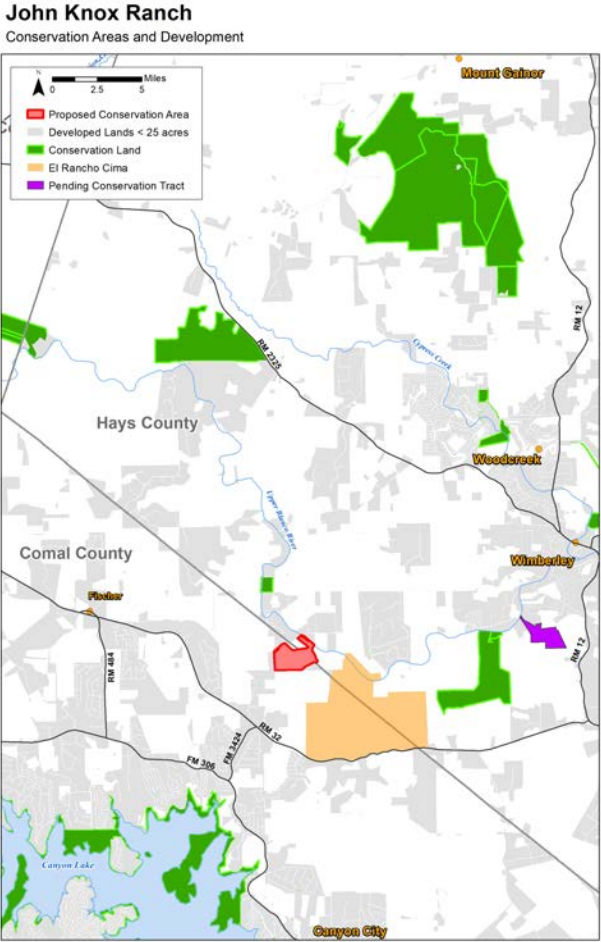
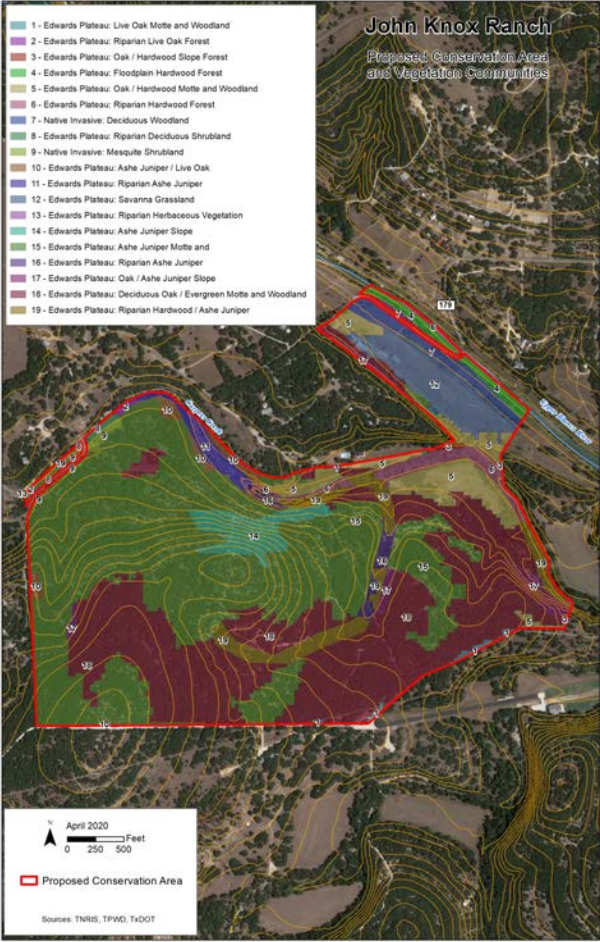
Funds requested
\$2,500,000

Conservation easement acquisition

No match at this time, but opportunity for NRCS funding



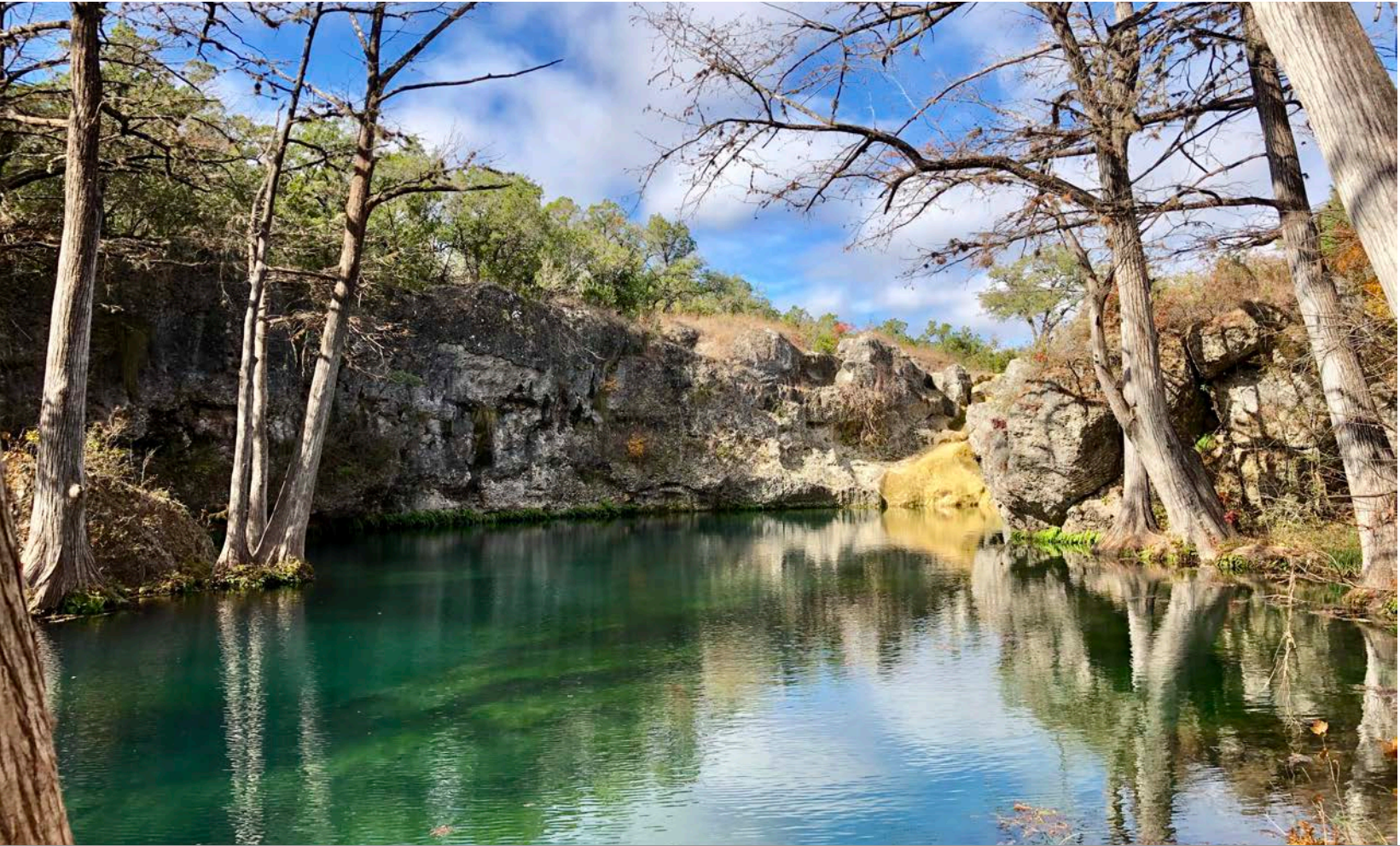
13. JOHN KNOX RANCH PRESERVE



“Presume some public access on conservation easement (seasonal/on certain weekends, etc.) for trail and/or river access;
Great natural resource protection opportunity.”
From POSAC Review Notes



13. JOHN KNOX RANCH PRESERVE





14. PRESA GRANDE – SINK CREEK WATERSHED

TIER TWO: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Great Springs Project/Hill Country Conservancy

- Fee simple land acquisition or conservation easement
- 844 acres in the Sink Creek watershed (W/NW San Marcos)
- Significant aquifer recharge features, karst areas, water quality and spring buffers.
- Wildlife viewing and general nature enjoyment
- Golden-cheeked Warbler habitat

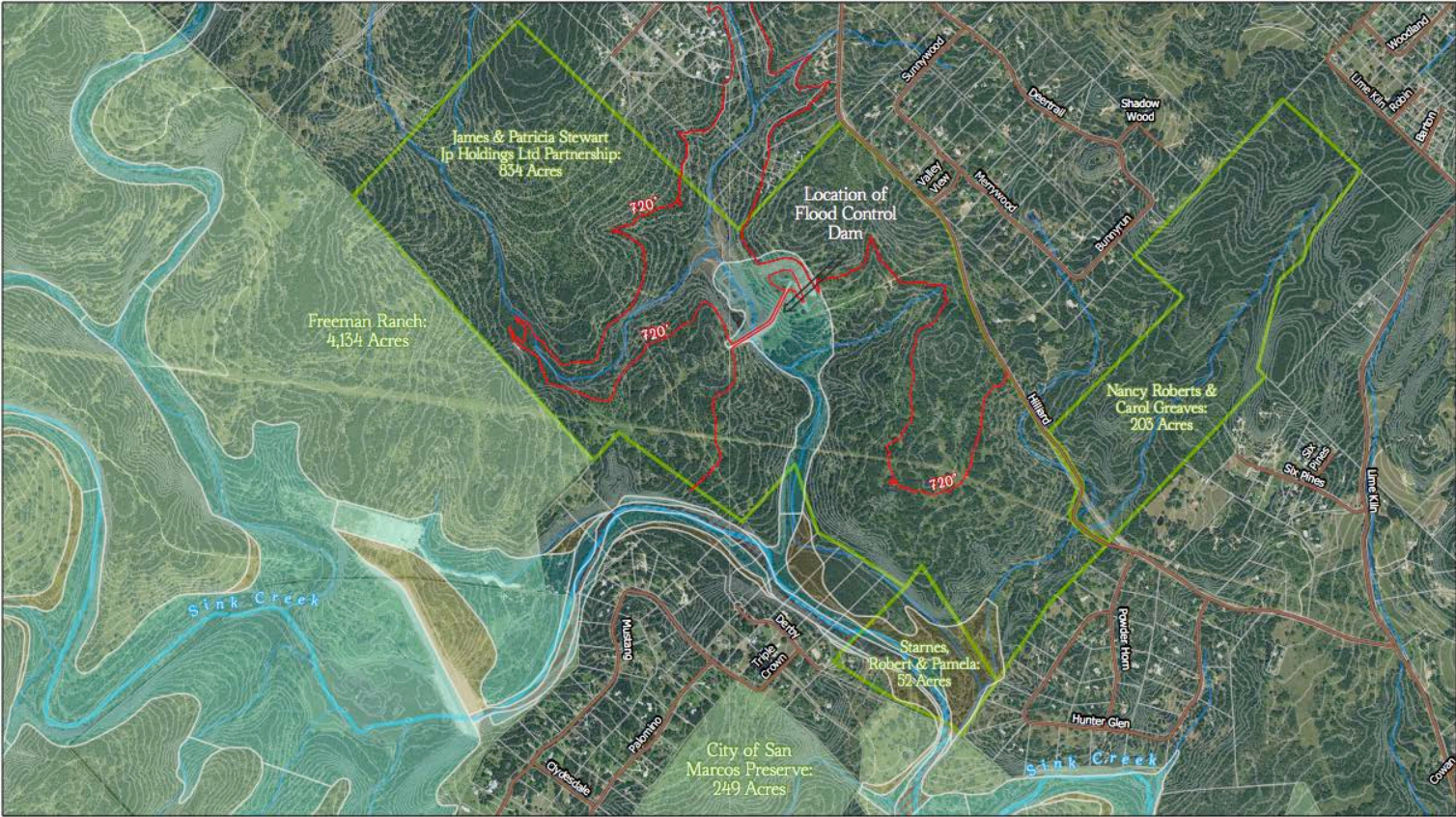
Funds requested
\$8,500,000

Fee simple land acquisition
(844-acres) at cost above.

Conservation easement
acquisition at \$4 Million,
with \$4,500,000 from
Conservation Buyer.



14. PRESA GRANDE – SINK CREEK WATERSHED



Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Parcel Ownership

- Priority Parcels
- Hays County Parcels
- Protected Parcels

Data Sources: FEMA National Flood Hazard Layer, 2005.
Hays County Parcel Data, 2018.



If Conservation Easement purchased, public access to the property would be provided via a trailhead and network of multi-use trails on the property for local connectivity and increased regional connectivity.

From submission notes



15. OLD FITZHUGH ROAD MULTI-USE TRAIL

TIER TWO: Connectivity

Project Sponsor: City of Dripping Springs

- Multi-use, 8-foot wide trail within city limits
- Critical link in citywide trail plan
- Improves pedestrian safety, access and connectivity
- Link between Historic Mercer Street District north to RR12
- Eventual links to Founders Memorial Park, Heritage Development, Dripping Springs Ranch Park
- Located in TIRZ area

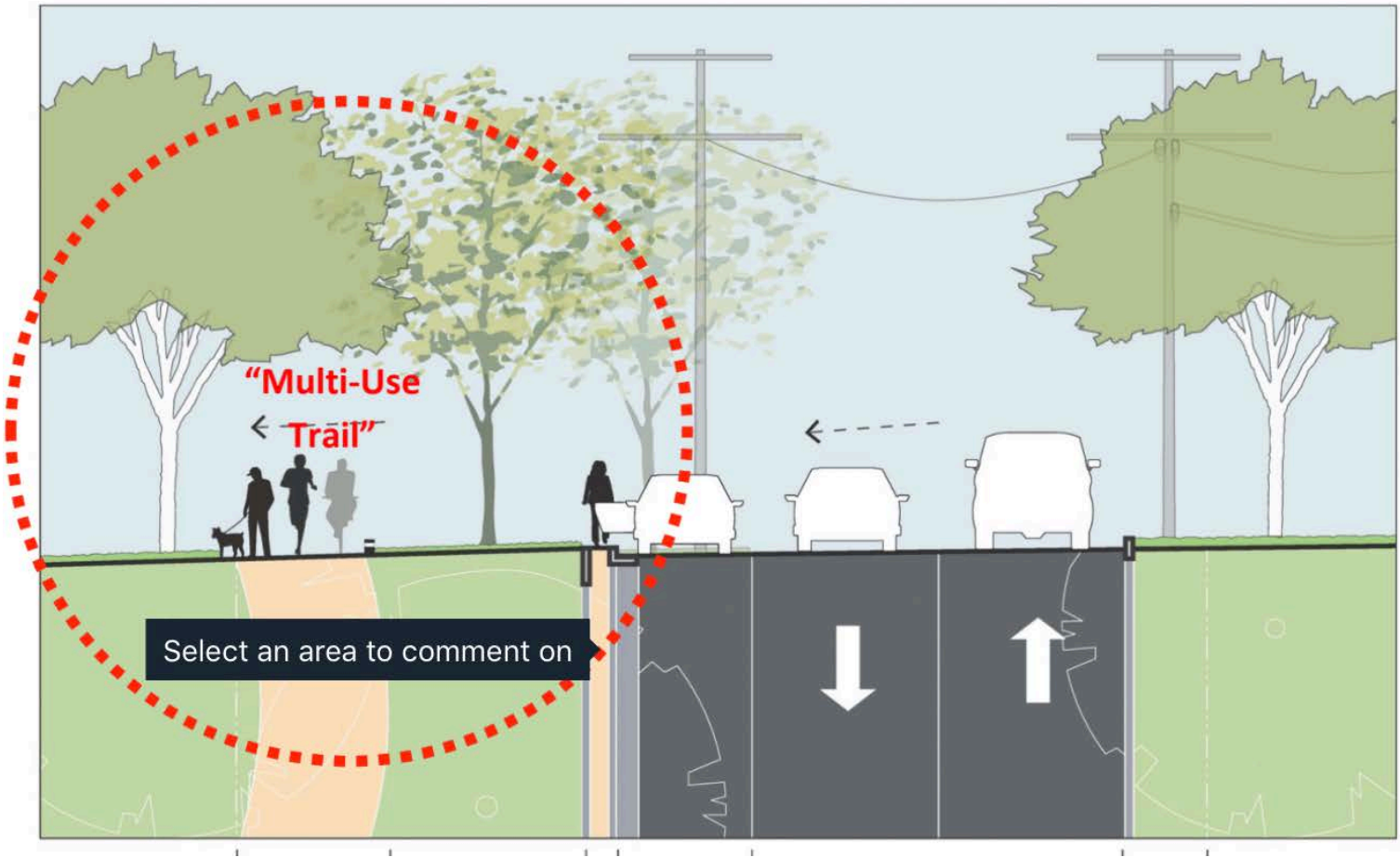
Funds requested
\$1,305,000

land acquisition, planning (land management, design, engineering), facility design and/or construction

TIRZ, City of Dripping Springs
(Total Project, \$ 4,822,652.97)



15. OLD FITZHUGH ROAD (OFR) MULTI-USE TRAIL



“Improving pedestrian access along OFR from Mercer Street to RR12 (.62 miles) is a plus for a more pedestrian-friendly town center. Ideally if OFR can connect trails with their signature parks ... that might be a bonus for Hays County.”

From POSAC Review Notes



16. FAJITA FIELDS, FESTIVAL GROUNDS, TRAIL SYSTEM

TIER TWO: Connectivity

Project Sponsor: City of Kyle

- Festival area, sportsplex and amenity area
- 21 acres of competition soccer fields
- 39 acres of open space and practice fields
- 4 acres of greenway
- 1-mile linear trail on 64 acres of undeveloped parkland
- Serving a variety of users
- Future trail connectivity to Violet Crown Trail, Uptown and Heroes Memorial Park
- Potential for enhanced economic development year-round

Funds requested
\$14,520,000

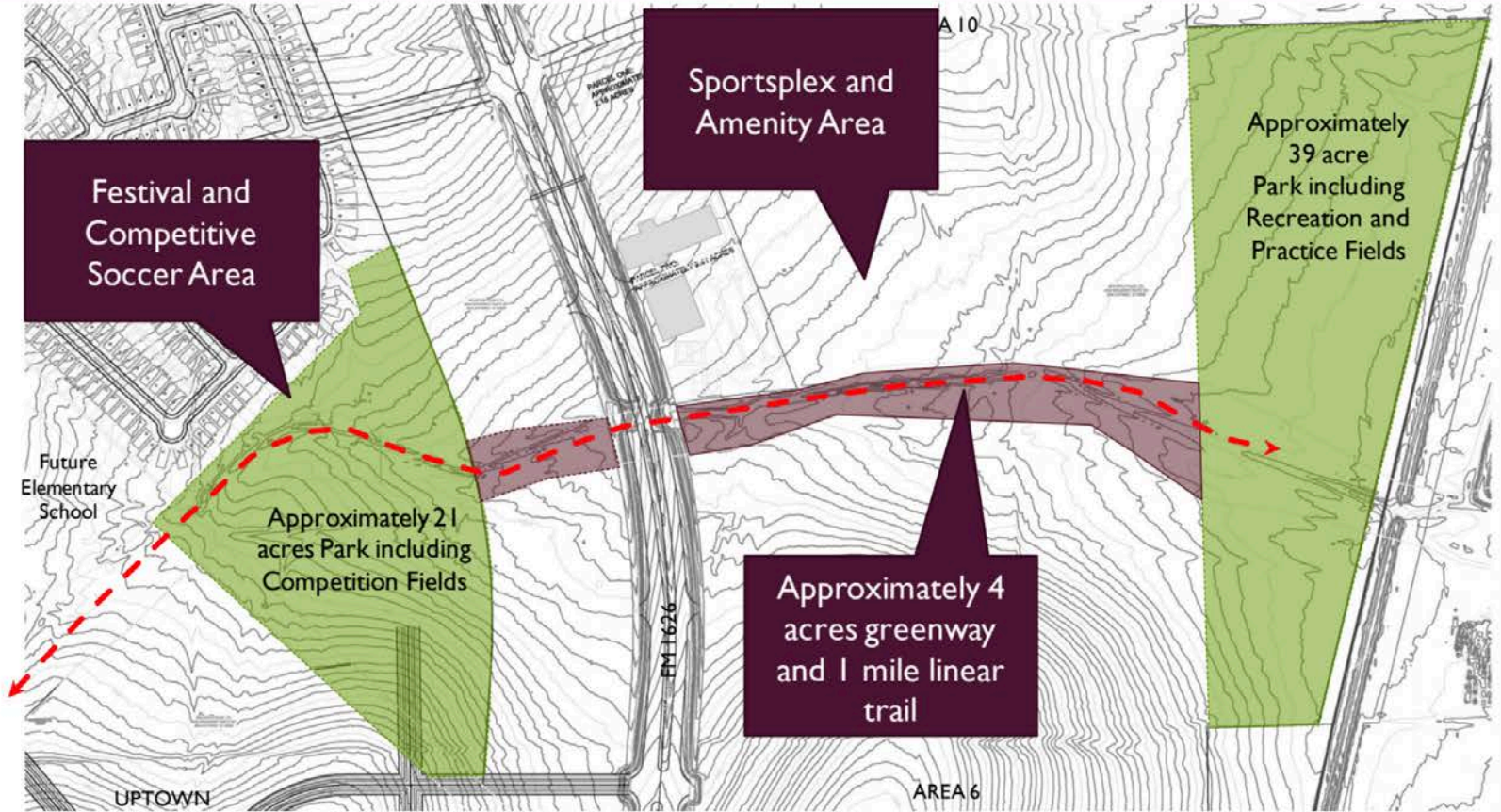
land acquisition, facility design
and/or construction, park
amenities

City of Kyle 1:1 match,
\$14,520,000



16. FAJITA FIELDS, FESTIVAL GROUNDS, TRAIL SYSTEM

DETAILED AREA PLAN

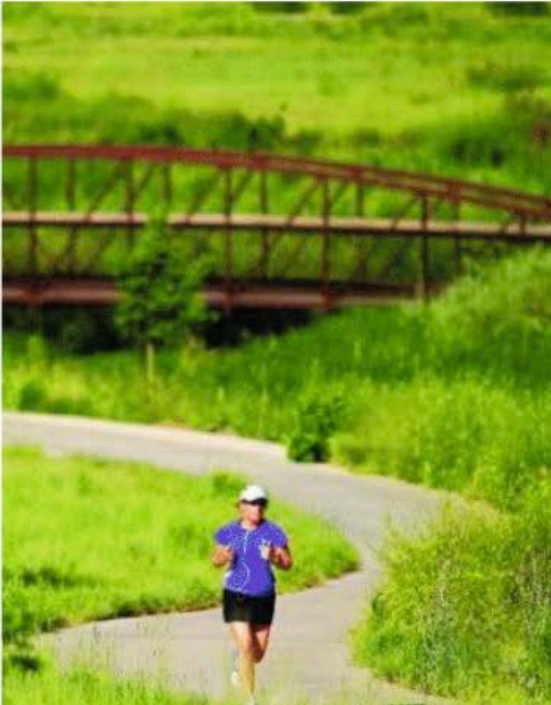




16. FAJITA FIELDS, FESTIVAL GROUNDS, TRAIL SYSTEM

“Project that will enhance equity and access for all.”

From submission document





MORE OPPORTUNITY THAN IMAGINED

TOTAL FUNDING REQUESTS FOR TIER ONE & TIER TWO PROJECTS

\$ 94,969,525

- Incredible opportunities arose within a few months
- Solid community of partners willing to invest with Hays County
- Commitment to a bond size covered by existing tax rate
- Privately funded, public poll reveals a strong appetite for a bond now

For parks, outdoor recreation, nature experiences, trails, conservation of natural areas, access to rivers and creeks, perpetual scenic vistas, water quality protection, habitat preservation, flood mitigation...



PUBLIC POLL SHOWS SUPPORT

94% AGREED: “We owe it to future generations of Texans to preserve special places in Central Texas so they can enjoy them as we have.”

Public poll findings:

- Private phone poll of 408 likely voters
- Statistically accurate within +/- 4.9% at 95% confidence level
- Representative of Hays demographics and geo-graphics (minor exceptions)
- Surveyed amidst the impact of coronavirus and economy
- 71–78% support for \$75 Million bond for parks/open space, if/when
 - Tax rate not affected
 - Sentinel Peak Preserve purchase included



POSAC BOND RECOMMENDATION

POSAC recommends a total bond initiative in the range of \$75–80 Million.

November 2020 Bond Initiative: \$60-65 Million for the named projects

- Tier One, highest priority
- Tier Two, second priority
- Not possible to fund all at the full funding request
- POSAC to work with County for recommendations on funding levels

Flexible Fund: \$15-20 Million for future opportunities

- Some municipalities unable to present a project within compressed time
- Modifications to existing projects
- Unanticipated opportunities to come



QUICK POLL

Short poll for webinar participants.

- 1) Do you plan to vote in the Hays County General Election in November 2020?
- 2) In what Hays County Precinct do you live?
- 3) If you do vote in Hays County in November, are you likely to vote in favor of a County bond measure for \$75-80 Million in general obligation bonds to purchase and preserve parks, open space and natural areas in Hays County if there is no impact to existing County tax rate?
- 4) From the presentation you just watched, what answer below best represents your feelings about the projects recommended for Hays County?
- 5) How did you hear about today's meeting?

Q&A SESSION



Item # 2.

Please use the Q&A link in the tool bar at bottom of your screen.

A member of POSAC will answer.

Email future questions to: 7933@co.hays.tx.us



NEXT STEPS

Commissioners Court Must Call for Election by Aug 17

- Next Court Meeting is August 11

Contact Court members

- County Judge Ruben Becerra judge.becerra@co.hays.tx.us
- Precinct 1 Debbie Ingalsbe debbiei@co.hays.tx.us
- Precinct 2 Mark Jones mark.jones@co.hays.tx.us
- Precinct 3 Lon Shell lon.shell@co.hays.tx.us
- Precinct 4 Walt Smith walt.smith@co.hays.tx.us



THANK YOU!

Next public meeting

- Next POSAC Public Meeting: Thursday, Aug 6, 6 to 7 pm

Tonight's meeting (8/4/20)

- Video presentation available on Hays County POSAC Facebook page
 - <https://www.facebook.com/HaysCountyPOSAC/>
- Copy of Powerpoint presentation available on POSAC page on Hays County website
 - <https://tinyurl.com/HaysCountyPOSAC>
- Email future questions to: 7933@co.hays.tx.us



DRIPPING SPRINGS SKATE PARK

RATHGEBER NATURAL
RESOURCES PARK & BSA
WILDERNESS CAMP



Our Mission

To bring a free, regional skatepark to Dripping Springs residents and neighboring areas. We believe in the need for additional recreational opportunities for our children. Working with community members and organizations we will continue to raise funds and awareness, which will make the skatepark a reality.

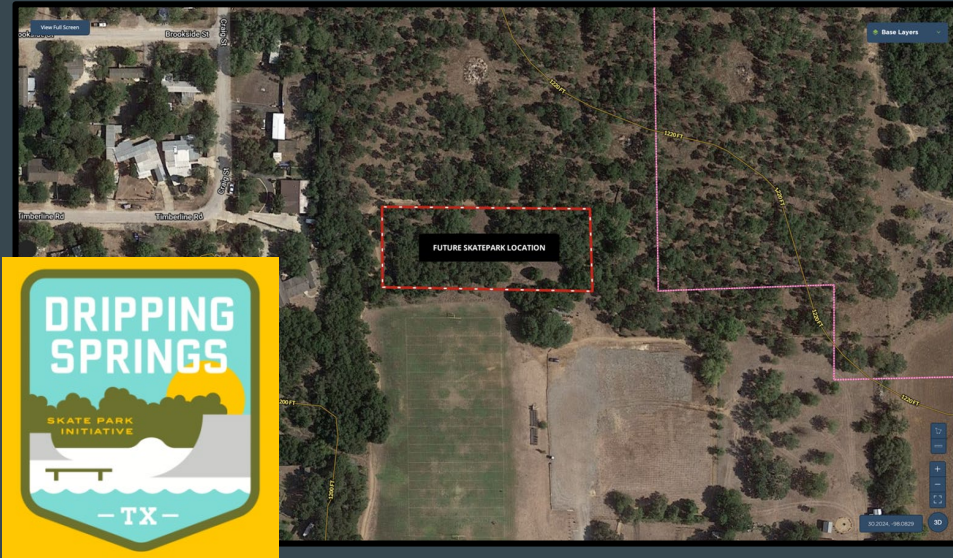
Proudly supported by



In collaboration with



Item # 2.



Awareness

In 2014, our committee began raising awareness of skateboarding in Dripping Springs. Year after year we've offered skate classes through DSISD Community Services. Students of all ages have been through the program and have become skatepark advocates.

Skateboarding classes with DS Community Services



Founders Day Parade Float



Awareness City Council

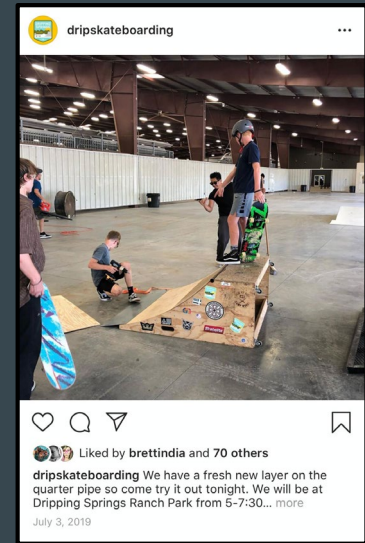
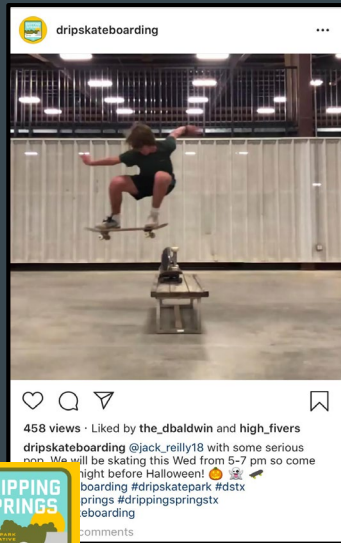
Item # 2.

With several years of momentum and over 500 petition signatures, our committee presented the need for a skatepark to Dripping Springs City Council in April of 2017. Over 120 supporters were in attendance. Council unanimously approved our recommendation to dedicate land for a skatepark in Founders Memorial Park.



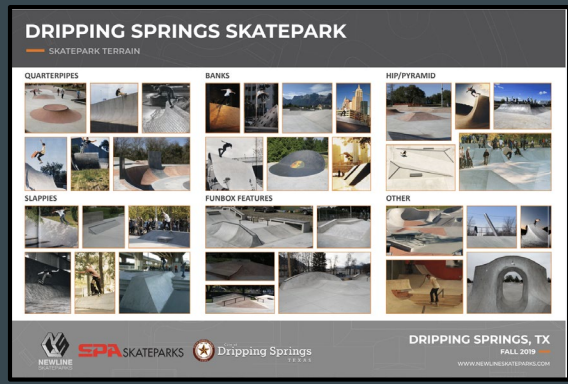
Awareness Skate Night

Community skate night is sponsored by the city at Ranch Park and was launched on May 16, 2018. It runs every Wed evening from 7-9pm. Hundreds of skateboarders from all over Central, TX have been served through this weekly event.



Awareness & Community Design Meeting

On October 2, 2019 the skatepark committee held a community design meeting with SPA Skateparks to get feedback on what elements they would like to see in our future skatepark.



Fundraising

Beginning April 2018 the skatepark committee has worked relentlessly to raise funds from various sources including donations, merchandise sales, events, and grants. With the help of our community partners we've been able to raise \$100k in the past 18 months.



- NOW ON TAP -

**GOOFY FOOT
IPA**

**JOIN US
JUNE 14TH**

**AT THE
BARBER
SHOP**

**DRIPPING
SPRINGS**

5-8PM

**REAL ALE
BREWING CO.**

**\$1.00 FROM EACH PINT SOLD
WILL SUPPORT THE
DRIPPING SPRINGS
SKATEPARK INITIATIVE**



Fundraising Drop In @ Real Ale

Drop In @ Real Ale was held on June-22, 2019 and consisted of a Friday evening sponsor dinner, custom skateboard auction, and Saturday skateboarding event. Over 1,000 people were in attendance and 1,158 bids were received online. We were able to raise \$57,000 through sponsorships and online bidding.



Fundraising Grants - Funding

In September of 2019 a professional grant writer was hired to assist in the process of identifying grants and writing proposals to support our initiative. Goal - \$550,000.00

- Burdine Johnson Foundation- Awarded \$7,500 on 12/20/2019
- Hill Country Rally for Kids - Awarded \$10,000 on 1/28/2020
- The Lowe Foundation- submitted on 12/1/2019
- Lola Wright Foundation- submitted on 2/27/2020
- DS Wild Game Dinner- submitted on 4/15/2020



THE BURDINE
JOHNSON
FOUNDATION



The Lowe Foundation
Serving the women and children of Texas

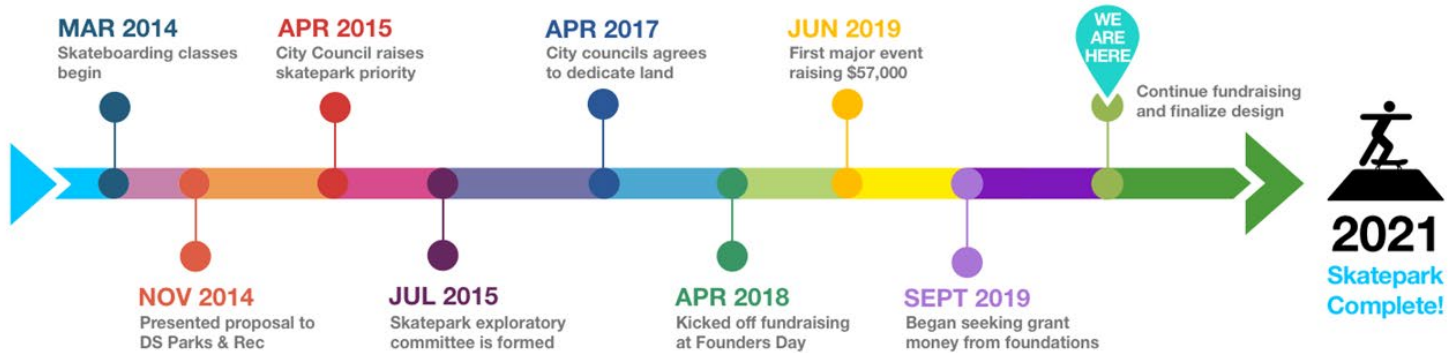
Where we are now

Over the course of 2020 we will be working hard to accomplish the following:

- Topographic survey - Completed
- Geotechnical survey - (In progress, will be completed in May)
- Preliminary skatepark design with SPA (July/August)
- 2nd skatepark design input meeting (Fall of 2020)
- Continue preparations for Drop In @Real Ale 2021



Dripping Springs Public Skatepark Timeline



Rathgeber Natural Resource Park ¹ ₀

Boy Scout Wilderness Camp






Item # 2.

Dripping Springs Parks & Community Services Mission: To foster community by preserving parks and open space, by connecting people to our natural resources and cultural history, and by offering engaging programs and events.

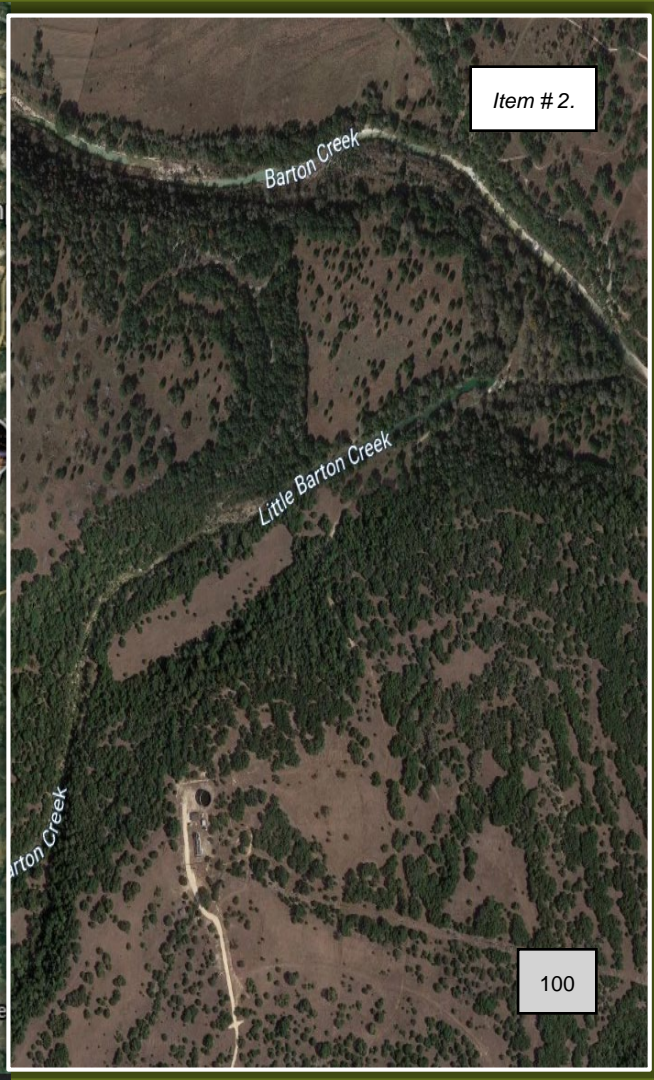
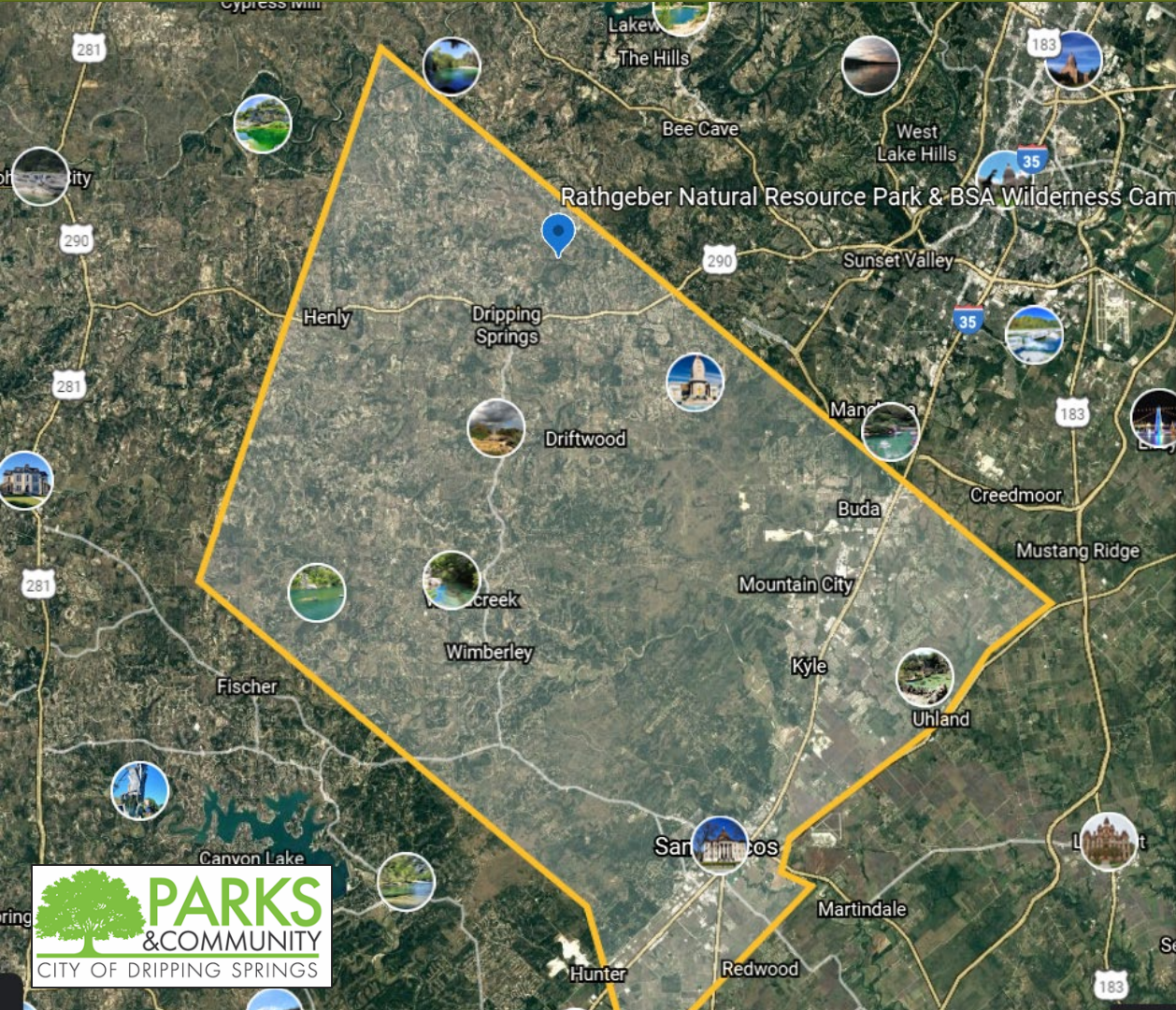


Figure 41: Dripping Springs Area Map

Planning Area Priorities/ Preferences

1. Multi-Use Trails 
2. General Nature Enjoyment Lands 
3. River and Creek Access 
4. Nature Center 
5. Community Gardens 





Hays County 2012 Parks & Open Space Master Plan Priorities for Dripping Springs

Dripping Springs Planning Area

Preferences for Dripping Springs area were for mostly passive recreation and outdoor activities. There was a strong emphasis in the Dripping Springs area on education opportunities and passive activities. As in all planning areas, trails and river and creek access were high priorities/preferences. The location of the Dripping Springs area along a major highway but in the Hill Country, provides many opportunities for open space and passive activities for that require more access. Due to these factors, the following are priorities/preferences for the Dripping Springs Planning Area:

1. Multi-Use Trails
2. General Nature Enjoyment Lands
3. River and Creek Access
4. Nature Center
5. Community Gardens



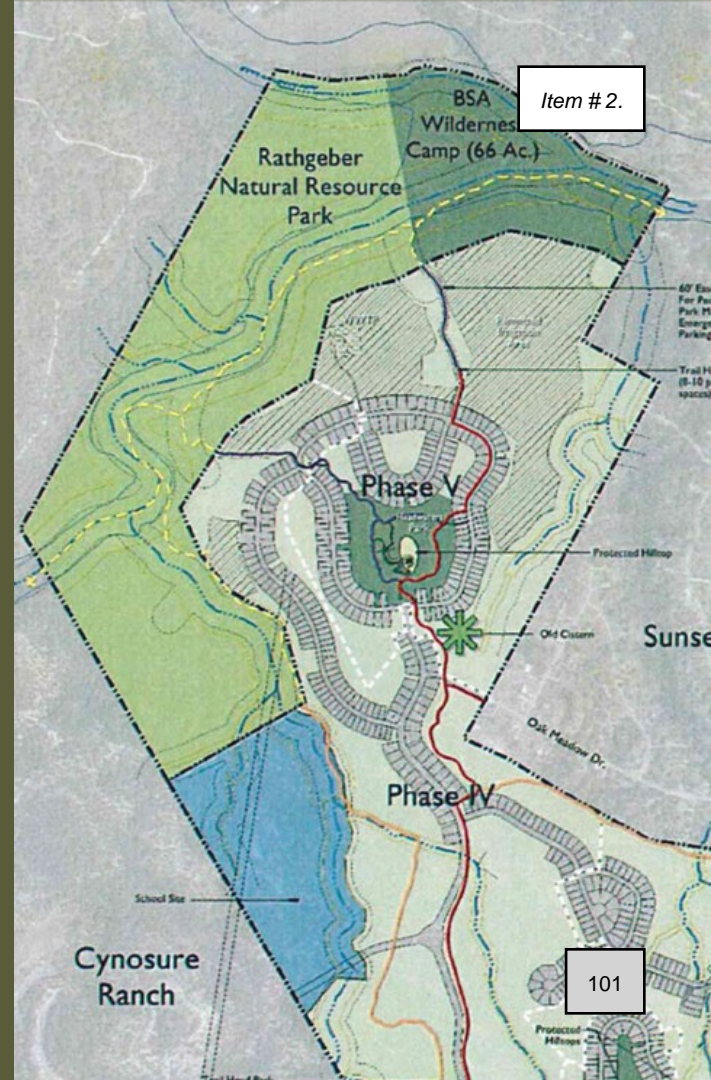
Headwaters Master Plan Rathgeber & BSA Wilderness Camp Descriptions

Rathgeber Park (234 acres) along Barton and Little Barton Creek will be a passive natural resource park as defined by the City of Dripping Springs Parks, Recreation & Open Space Master Plan 2014-2024 dated March 10, 2015. This park may provide land for expansion of the City of Dripping Springs community trail along Little Barton Creek. This park may be developed and will be maintained by the City. Rathgeber park may include:

1. Interpretive trails for exploration, nature education and connectivity
2. Interpretive signage
3. Passive recreation areas and support amenities
4. Naturally shaded seating areas
5. Open native grass and wildflower areas

Boy Scouts Park (66 acres) located adjacent and east of Rathgeber Park has been leased to the Boy Scouts of America. Boy Scouts Park may be built in phases and may include:

1. Interpretive Trails for exploration and connectivity
2. Learning play elements
3. Gardens - Benches - Picnic tables
4. Camping grounds and facilities
5. Open native grass and wildflower areas



Timeline *(w/ Hays County POSAC funding)*





DRIPPING SPRINGS SKATE PARK

RATHGEBER NATURAL RESOURCES
PARK & BSA WILDERNESS CAMP

QUESTIONS? THANK YOU!!!



RATHGEBER NATURAL RESOURCE PARK



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384 • Dripping Springs, TX 78620
512.858.4725 • www.cityofdrippingsprings.com

June 26, 2020

Hays County Parks and Open Space Advisory Commission
San Marcos, TX

Re: Rathgeber Natural Resource Park Funding, Dripping Springs, Texas

Dear Commissioners:

This letter is to reiterate that The City of Dripping Springs Parks and Community Services Department is seeking funding to create a Natural Resource Park on a 300-acre parcel of land slated to be gifted to the City of Dripping Springs by Dick Rathgeber within the year. The gift of this nearly pristine piece of Texas Hill Country, with both Barton Creek and Little Barton Creek flowing through it, is adjacent to the larger Headwaters Development and Dripping Springs Independent School District properties. After recently walking the site with Robert Ellis, Mr. Rathgeber's grandson, and several local stakeholders, we have refined our vision for this park and together with Studio Balcones Landscape Architecture, and have assembled a package that tells the story of our future hopes for this remarkable site.

The four principles that would guide the creation of this Natural Resource Park (in addition to the Hays County 2012 goals for Dripping Springs & the DS PRO Plan) are as follows:

- **Protecting/Improving Water Quality** including all efforts to ensure that the two creeks are kept as pristine as possible as the park is created and used;
- **Environmental Education** including educational programming efforts with DSISD, educational signage throughout the park, and a future Natural Resource/Interpretive educational center on site;
- **Conservation** including a long-term land management plan that protects existing flora and fauna, restores disturbed land, and employs park managers to be on site; and
- **Responsible Recreation** including the creation of unobtrusive connectivity trails and gathering spaces, primitive youth camping & outdoor recreation (with Boy Scouts of America as leading partners), and a plan that balances recreation agendas so that the land is enjoyed through uses that complement the intended goal of a mindful nature immersion experience without land and natural resource degradation.

As Dripping Springs and Hays County continue to grapple with high rates of growth, access to, as well as conservation and proper management of public land becomes vitally important to the health of the Texas Hill Country and its stewards. The Rathgeber Natural Resource Park would not only protect and improve an indispensable piece of Hill Country habitat and watershed, it would also provide the greater Hays County and Dripping Springs community with a one-of-a-kind opportunity to experience and learn from this majestic and endangered landscape. This gifted land is a gem and we feel strongly that time is of the essence to protect and preserve it for future generations to come. Without the contributions of Hays County funding, this park will be decades away from managed public enjoyment and proper natural resource protection.

Sincerely,


Kelly Schmidt
Parks & Community Services Director
City of Dripping Springs



COVER LETTER PG 2

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PROJECT OVERVIEW

SURROUNDING AMENITIES

Item # 2.

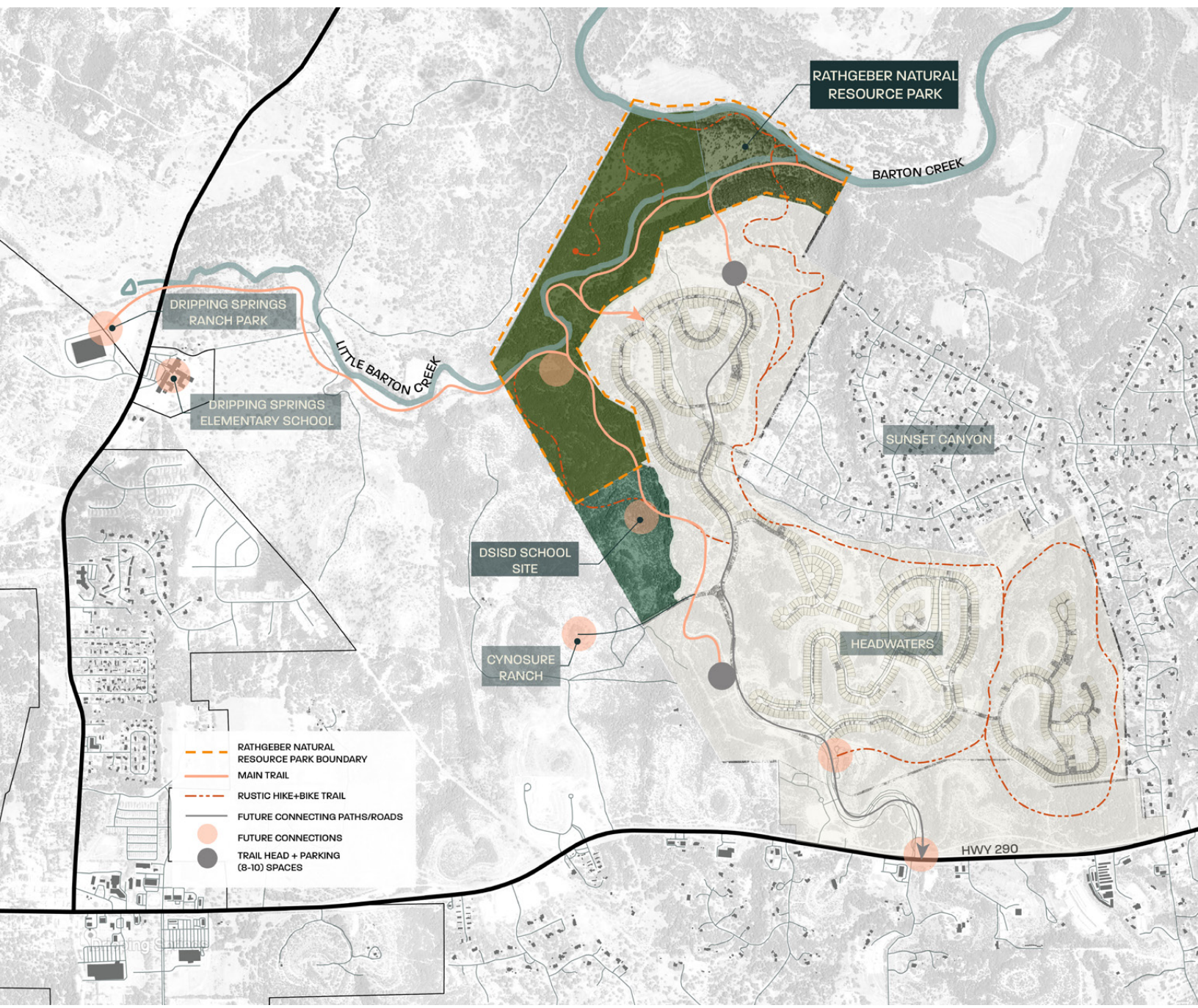


--- Hays County * Rathgeber Natural Resource Park

- 
1. Barton Springs
- 
3. Hamilton Pool
- 
5. Five Mile Dam Park
- 
7. Pedernales Falls
- 
9. Cypress Creek Nature Preserve
- 
2. Rio Vista Park
- 
4. Blue Hole Park
- 
6. Pace Bend Park
- 
8. Reimers Ranch
- 
10. Jacobs Wells

PROJECT OVERVIEW

SITE MAP



PROJECT OVERVIEW

SITE FEATURES

Item #2.



- RATHGEBER NATURAL RESOURCE PARK BOUNDARY
- MAIN TRAIL
- RUSTIC HIKE+BIKE TRAIL
- FUTURE CONNECTING PATHS/ROADS
- FUTURE CONNECTIONS
- TRAIL HEAD + PARKING (8-10) SPACES

1 Defunct Dams

2 Large Meadows & Forest

3 Little Barton Creek

4 Barton Creek Confluence

PROJECT OVERVIEW

SITE FEATURES

Item # 2.



1 Defunct Dams



2 Large Meadows & Forest



3 Little Barton Creek



4 Barton Creek Confluence

PROJECT OVERVIEW

PROPOSED SITE AMENITIES

Item #2.



- - - RATHGEBER NATURAL RESOURCE PARK BOUNDARY
- MAIN TRAIL
- - - RUSTIC HIKE+BIKE TRAIL
- FUTURE CONNECTING PATHS/ROADS
- FUTURE CONNECTIONS
- TRAIL HEAD + PARKING (8-10) SPACES

1 Trail Heads and Signage

2 Trail Connectivity

3 Interpretive Center

4 Primitive Camp Sites

PROJECT OVERVIEW

PROPOSED SITE AMENITIES



1 Trail Heads and Signage



2 Trail Connectivity



3 Interpretive Center



4 Primitive Camp Sites

PROJECT OVERVIEW

CONCEPT

Together, The City of Dripping Springs Parks and Community Services and Studio Balconies, who generously donated their time and dedication, have developed the following vision for the Rathgeber Natural Resource Park. Should the Rathgeber Natural Resource Park Project receive grant funding from Hays County, we plan to build on these ideas with our own daily insights and input from the community and various external stakeholders, ultimately building upon the hard work already done by the land donor and their family members.



PROTECT + IMPROVE WATER QUALITY -

- Restore the stream banks and river forest
- Remove defunct dams
- Manage cedar and non-native vegetation
- Restrict vehicular access and detrimental uses



PROVIDE ENVIRONMENTAL EDUCATION -

- Naturalist led walks and talks
- International Dark Sky Certified star gazing programs
- Interpretive & Outdoor Recreation Center (fee based and sponsor driven programming)
- Boy Scout and Youth Nature immersion camping program
- Self guided interpretation panels & trailhead kiosks



PROMOTE CONSERVATION -

- Continue the land and wildlife management practices and hard work established by the Rathgeber Family to protect the site's natural resources: managing the property for Golden-cheeked Warbler habitat, protecting old growth forest, controlling brush and erosion, and managing wildlife for deer, turkey, invasive species and predators.
- Establish a long term natural resource management plan
- Protect native meadows + forest, remove invasive species and restore damaged areas



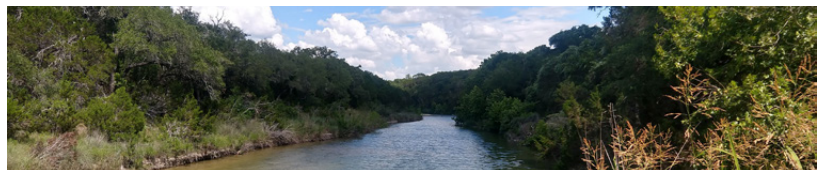
PROMOTE RESPONSIBLE RECREATION -

- Primitive youth camping
- Mountain biking/hiking/bird watching/kayaking
- Park and gathering spaces
- ADA accessible bathrooms and facilities
- Employ park rangers and stewards

PROJECT OVERVIEW

SITE PHOTOS

Item # 2.



PROJECT OVERVIEW

SITE PHOTOS

Item # 2.



PROJECT OVERVIEW

BUDGET AND PHASING

PHASE I (2020-2022)

COMMITTED PRIVATE CONTRIBUTION IS ACCEPTED BY THE CITY OF DRIPPING SPRINGS

- Value \$3,750,000 - \$5,250,000 – 300 acres of pristine Barton and Little Barton Creek riparian area and watershed have been committed via signed agreement by Dick Rathgeber.

PROPOSED CITY OF DRIPPING SPRINGS CONTRIBUTION

- \$50,000 - Master Plan & Public Input Process
- \$60,000 – \$125,000 – Engineering/Environmental studies

PHASE II (2022 – 2024)

- \$500k – 1m – Trailheads. Parking lots & Park Entrances w/ Signage & ADA compliant (Three access points, One may require additional easement or land acquisition)
- \$1.5 - \$2.5m – Connectivity. A mixture of rustic/primitive (DG) & ADA Compliant Trails
Existing dilapidated low water crossing (dam) redesigned into pedestrian bridge

PHASE III (2024- 2026)

- \$300,000 - \$500,000 - Interpretive Master Plan & Installation.
Interpretive Kiosks, trailside interpretive panels, wildflower & pollinator meadows, wayfinding signage throughout park and interactive exhibits
- \$300,000- \$500,000 – Boy & Girl Scout / Youth & Family Group Campground.
Platforms, gathering pavilion, water spickets, firepits, pit toilets or restrooms

**PHASE IV (2026 - 2028)

- \$3-\$4m – Dripping Springs Natural Resource & Outdoor Recreation Center.
Restrooms, classrooms, meeting space, staff offices, night sky viewing center, outdoor recreation amenities and features (example climbing wall, high element challenge course, hiking, etc.)

*TOTAL PROJECT COSTS RANGE – \$6,210,500 - \$7,675,000

(without Interpretive/Outdoor Rec Center – project costs \$3,210,500 - \$4,675,000)

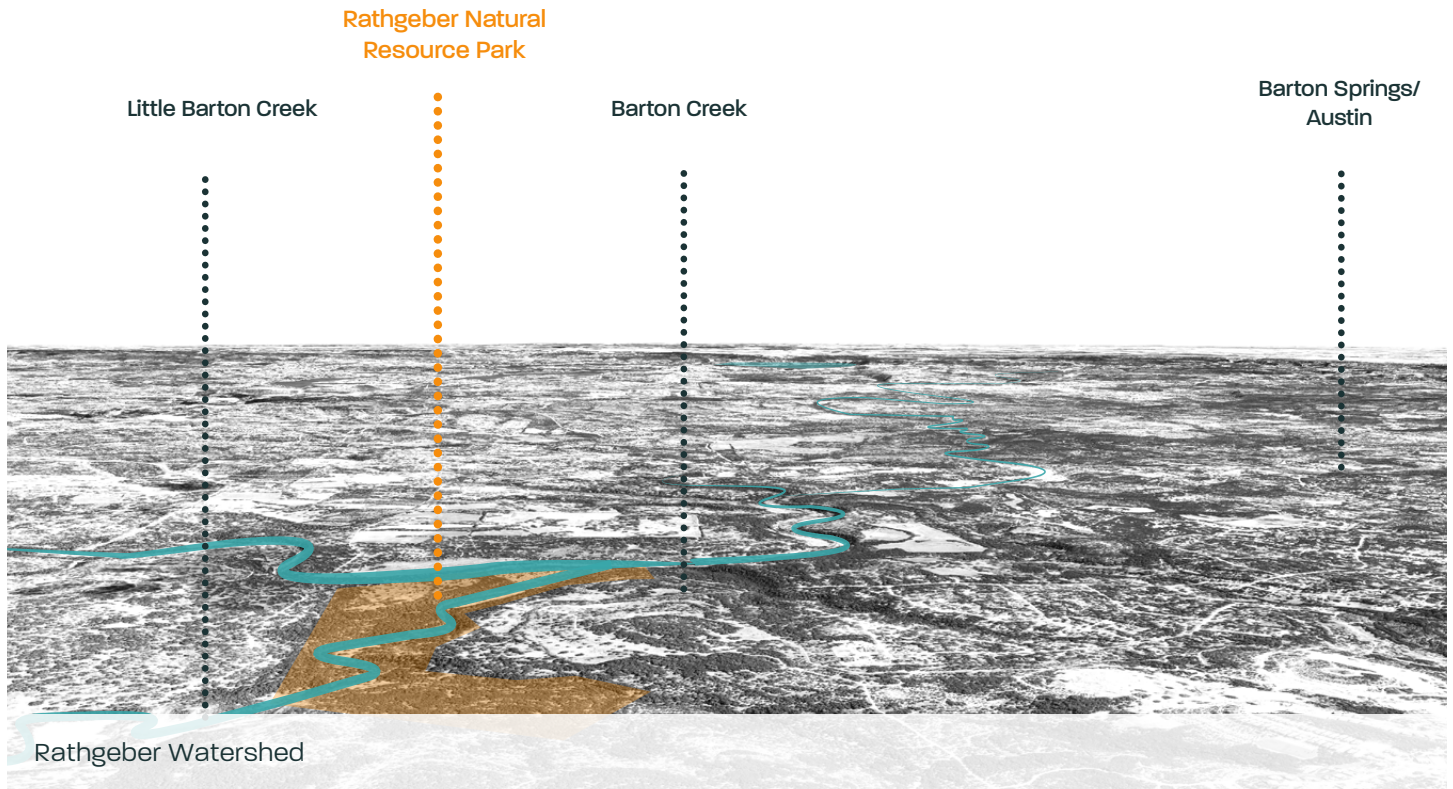
*This rough budget estimate was compiled from consultation with Rvi Planning and established from nearby similar projects.

** If not awarded funding by the POSAC opportunity, for PHASE IV, our goal is to partner with other potential funding sources for the Natural Resource & Outdoor Recreation Center project – DSISD, TPWD, Private Donations, In-Kind, City funding, etc.)

PROTECTING + IMPROVING WATER QUALITY

Item # 2.

Protect and maintain the existing watercourses including parts of Little Barton Creek, Barton Creek, and their on-site confluence. Keeping them as pristine as possible to preserve existing habitat, water quality, prevent downstream contamination, and ensure the longevity of the watershed for all future generations to enjoy and benefit from.

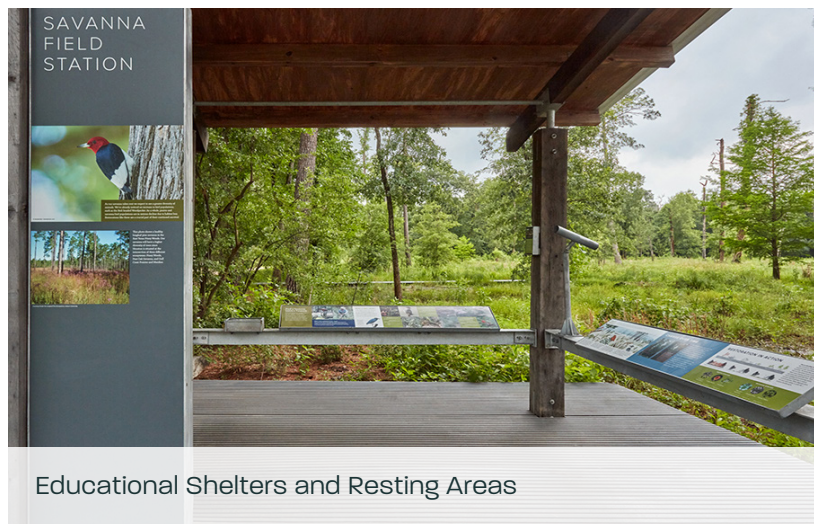


Rathgeber Site - Looking downstream at the Barton Creek and Little Barton Creek confluence

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ENVIRONMENTAL EDUCATION

Provide children access to the outdoors to encourage learning and to develop a sense of environmental stewardship and investment in our future. Incorporate educational programming through collaboration with all educational insitutions in Hays County, educational signage throughout the park, and a future educational center on site.



Educational Shelters and Resting Areas

"If we want our children to flourish, to become truly empowered, let us allow them to love the earth before we ask them to save it." - David Sobel



Signage



Outdoor Classrooms



Outdoor School Programs



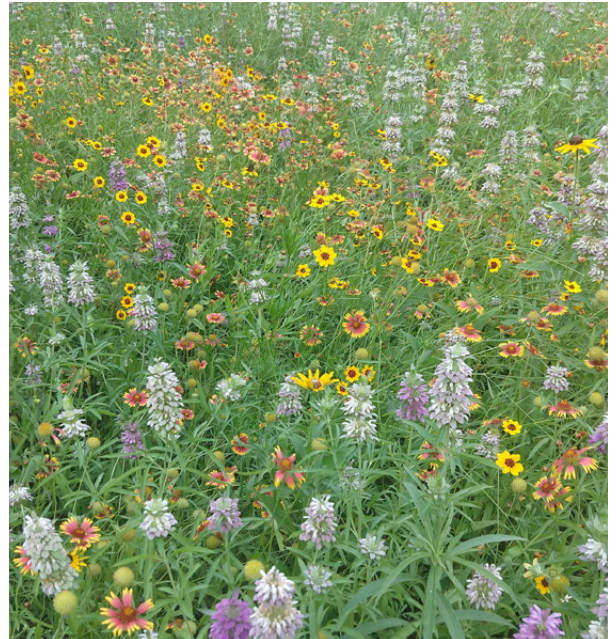
Interpretive Center (Cusano Environmental Education Center)

CONSERVATION

Develop a long-term land management plan that protects existing flora and fauna, restores disturbed land and ecosystems, and employs on-site park managers.



Creek Restoration in West Texas



Native Prairie Mix



Degraded Creek



Restored Creek

RESPONSIBLE RECREATION

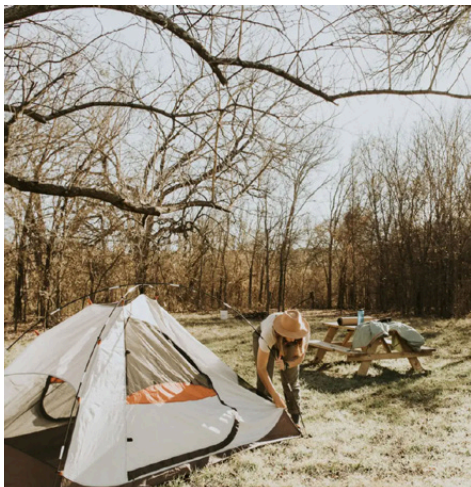
Create unobtrusive trails, gathering spaces, and primitive youth camping. Foster an approach to outdoor recreation that encourages uses which promote a mindful and immersive natural experience without land and resource degradation.



Mountain Bike Trail



Bird Watching Blind



Camping

RESPONSIBLE RECREATION

- BIRD WATCHING
- FISHING
- HIKING
- KAYAKING
- YOUTH CAMPING
- SWIMMING
- BIKING
- ADA ACCESSIBILITY

WATER QUALITY + CONSERVATION

- CREEK RESTORATION
- NON-NATIVE VEGETATION REMOVAL
- REMOVE DEFUNCT DAMS
- RESTORE RIVER FOREST



ENVIRONMENTAL EDUCATION

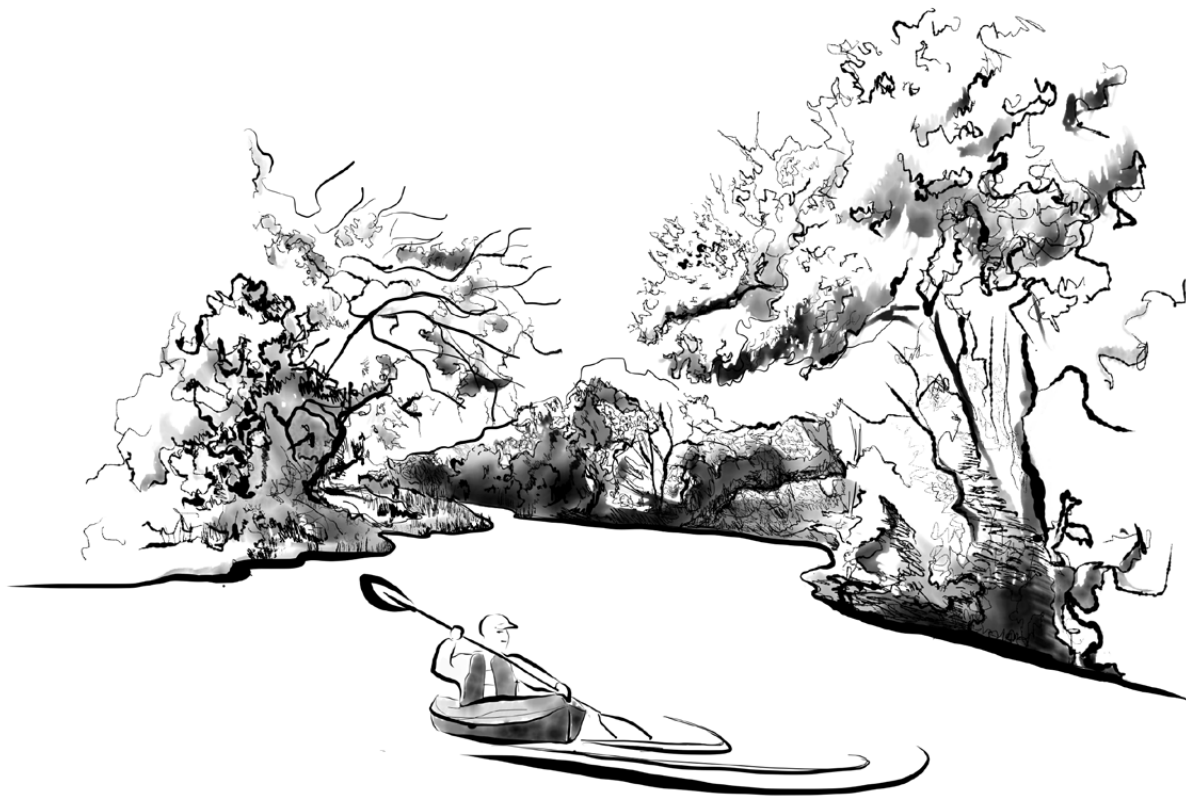
ENTRY SIGN FOR PRIMARY
PARKING AREAS; INTERPRETIVE
SIGNS FOR EDUCATIONAL USE

RESPONSIBLE RECREATION

FLEXIBLE AND SHADED GATHERING
AREAS AT MAJOR TRAILHEADS FOR
EDUCATIONAL USE AND CONNECTIVITY



**RATHGEBER
NATURAL RESOURCE PARK**



TOWN CENTER SQUARE

PROJECT OVERVIEW



Presentation to:
Hays County POSAC
by: Dripping Springs TIRZ
June 24, 2020

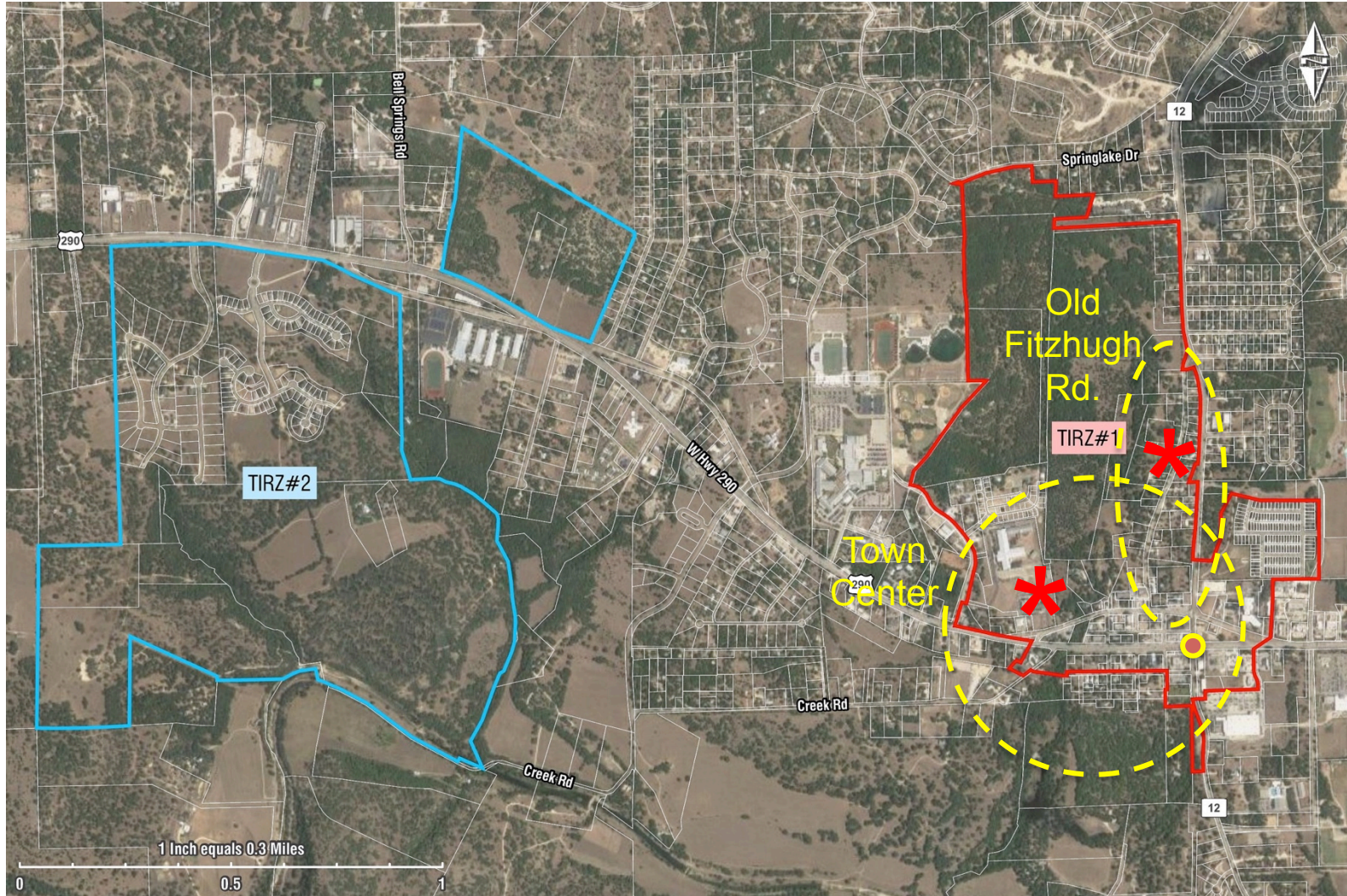
OVERVIEW / PROJECT SUMMARY

- **DS TIRZ Overview–**
 - TIRZ Zones & Mission
 - TIRZ Priority Projects (4)
 - Town Center Project

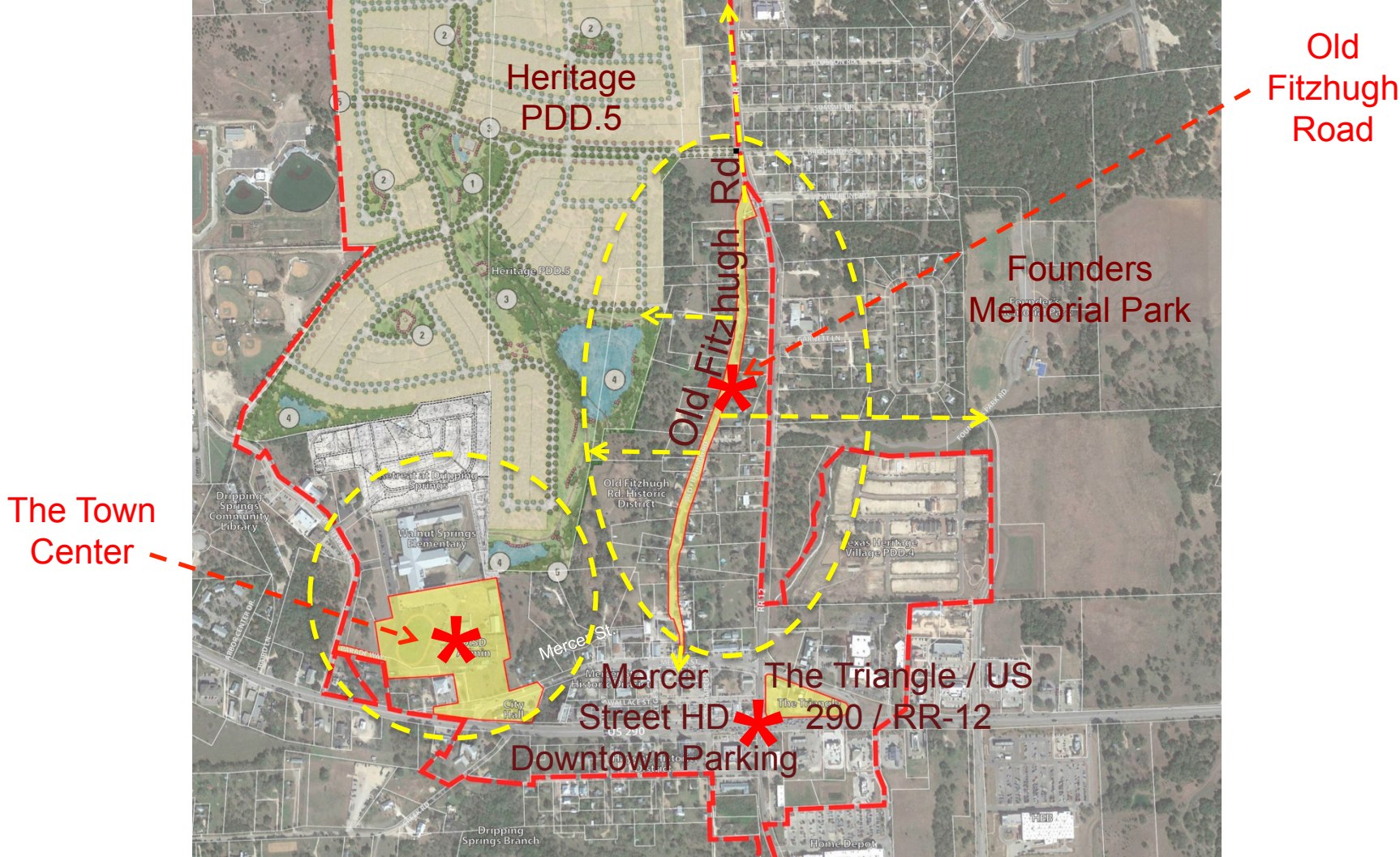
- **Town Center Square–**
 - Project Type & Description
 - Hays Co. POSNA Goals
 - Master Plan Elements

- **POSAC Process–**
 - Project Costs & Phasing Strategy
 - PIF Application & Next Steps

DS TIRZ #1 & #2 -

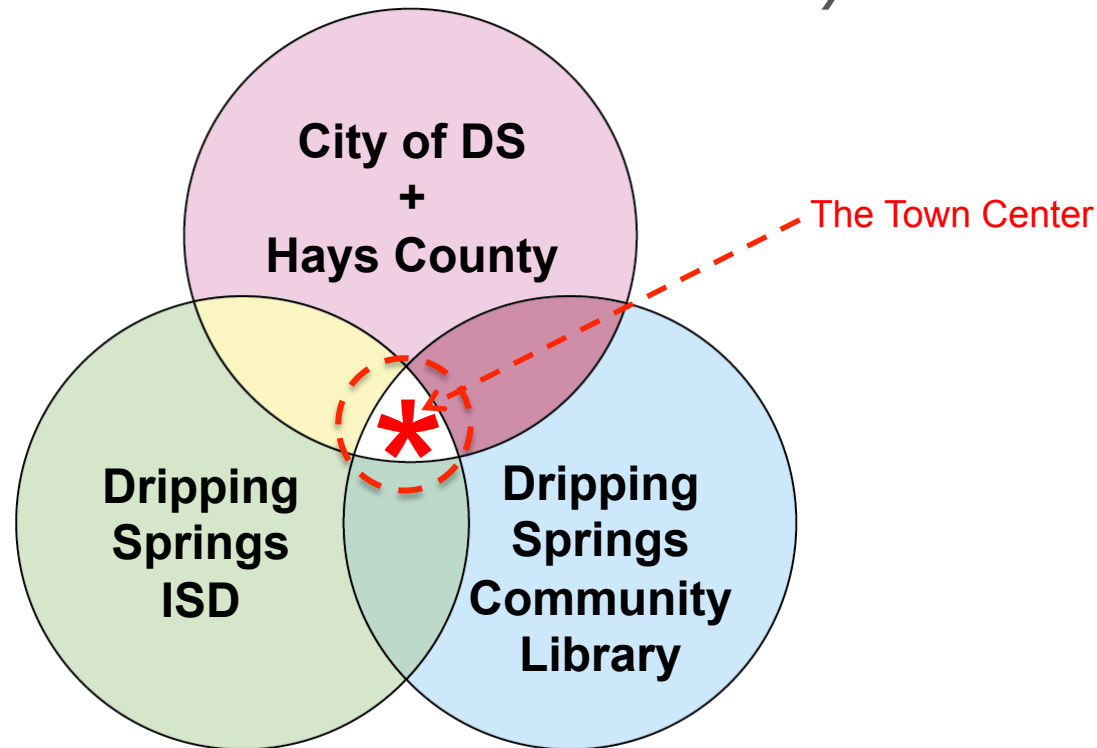


THE TIRZ PRIORITY PROJECTS (4)



TOWN CENTER PROJECT / GOALS:

“... To co-locate the City, the District, the County, and the Library in a cost-effective way into shared facilities (to provide) Civic Services...to serve future Community needs”



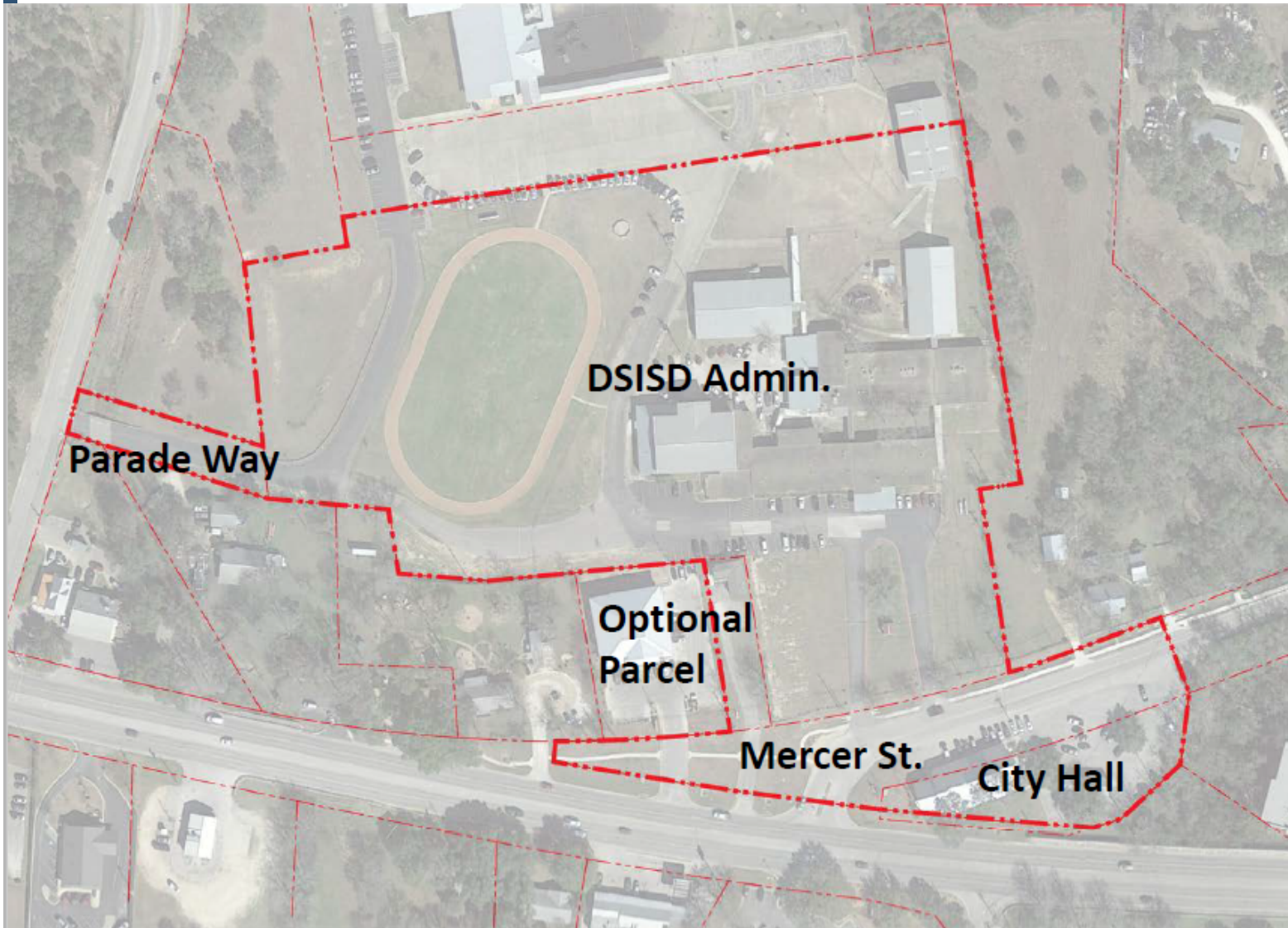
ALIGNMENT OF NEEDS & OPPORTUNITIES

Dripping Springs Stakeholders:

- City of Dripping Springs / Hays County
- Dripping Springs ISD
- Dripping Springs Community Library



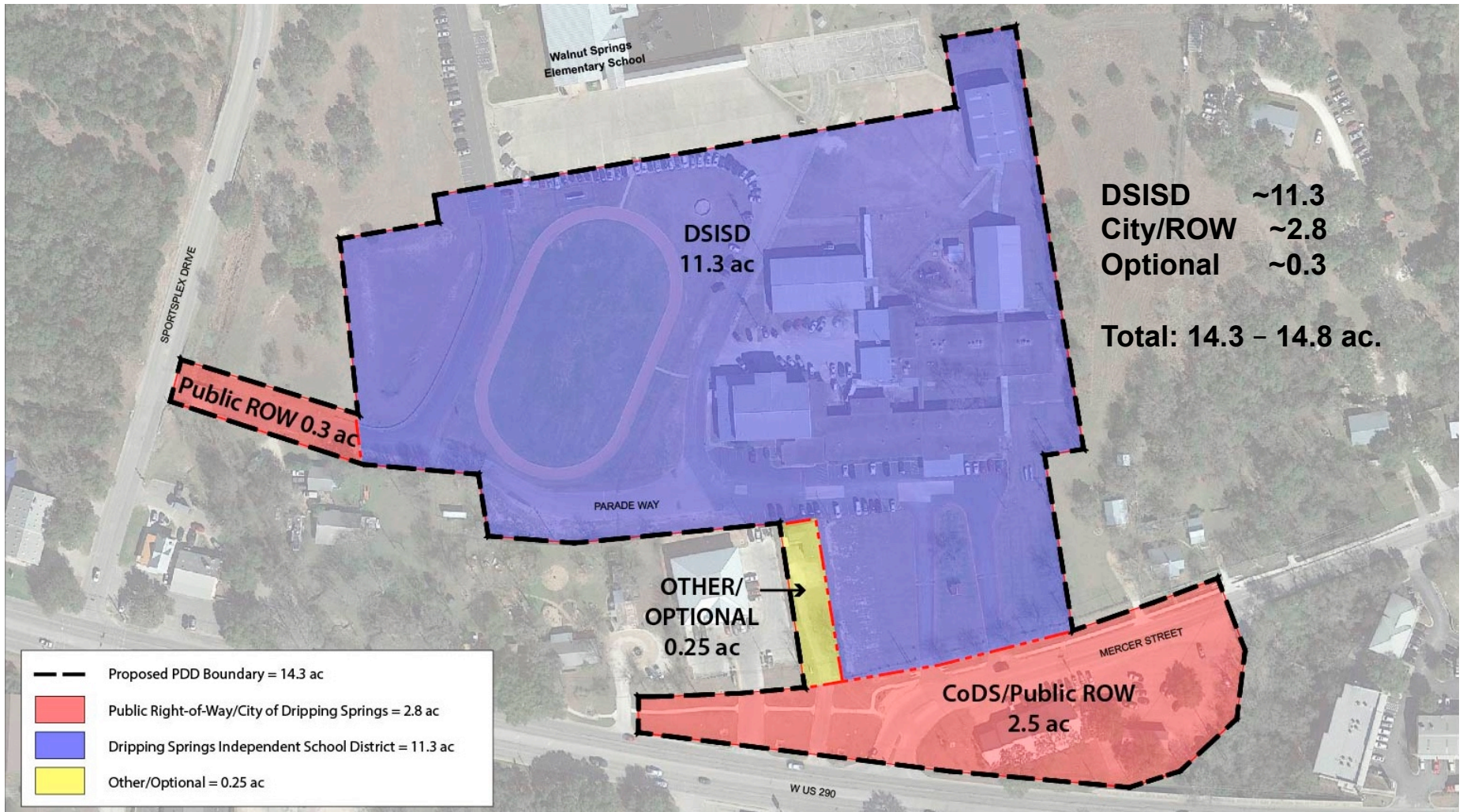
TOWN CENTER PLANNING AREA



TOWN CENTER
Existing Sites:
Q4 2019

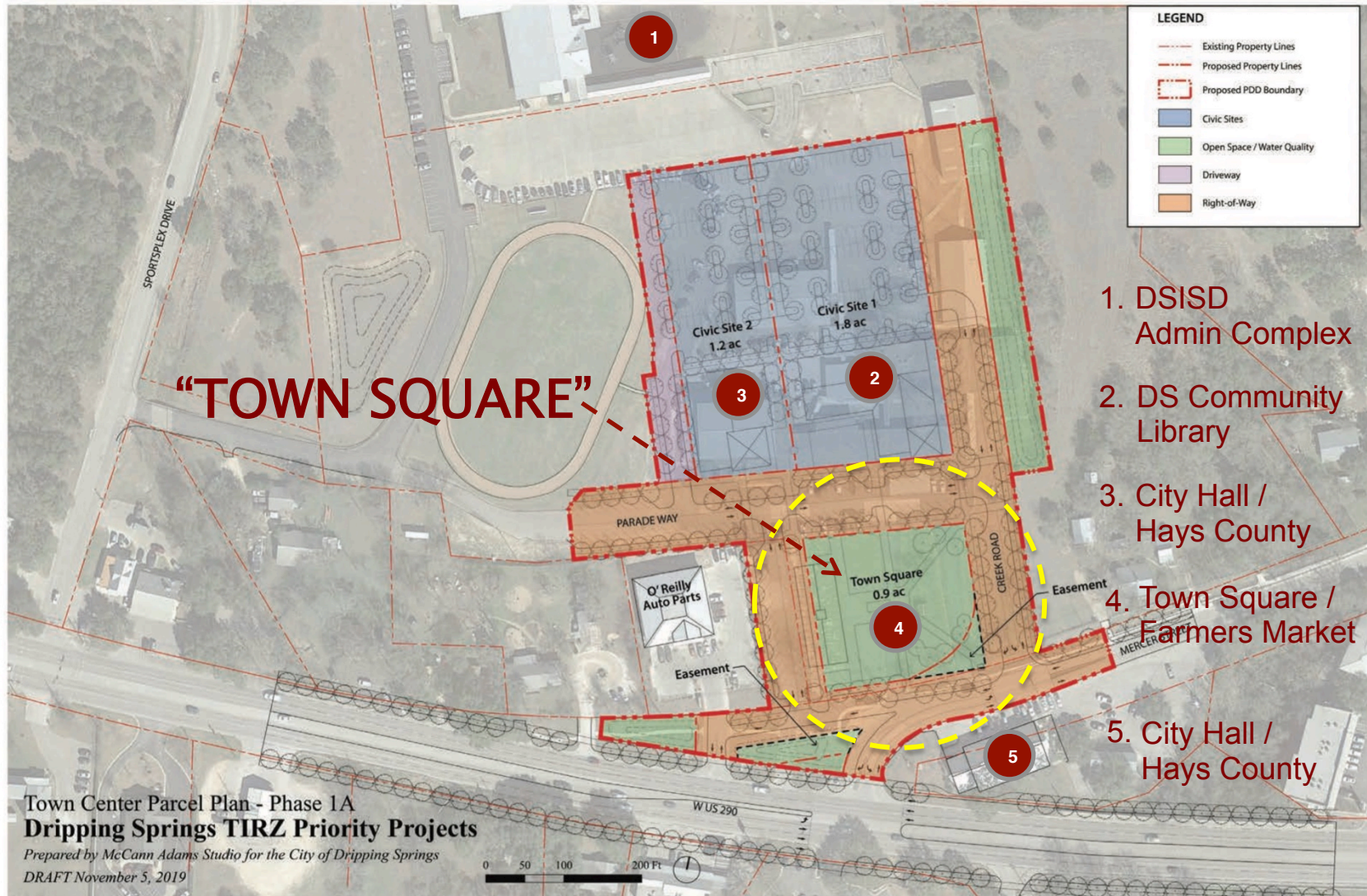
14.8 +/- ac.

EXISTING OWNERSHIP

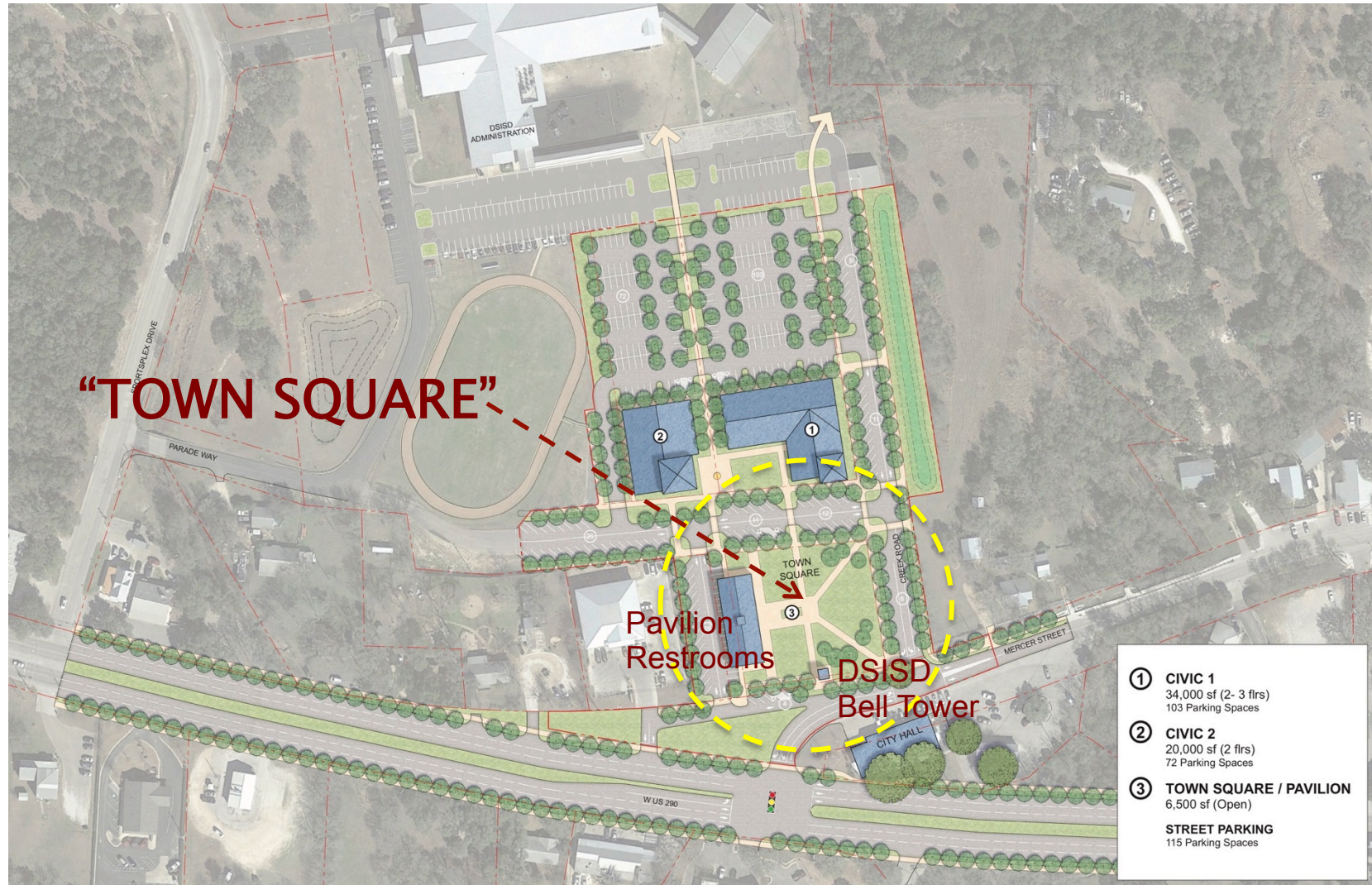


CURRENT CONCEPT PLAN - (2019)

INITIAL PHASE - IA:



DRIPPING SPRINGS: TOWN CENTER PROJECT





Town Center Square – Aerial Perspective: Ph. 1A



Town Center Square – Aerial View

- “Urban Park:” symbolic heart and vibrant public open space for the entire community
- Mercer Street: Historic District Connectivity & Focal Point: Future Civic Buildings
- Public Attraction: Residents and Visitors



Town Square – Ground Level View

TOWN SQUARE: “COMMUNITY GOALS”

- Contributes civic open space in heart of Dripping Springs- Connected to Mercer St.
- Central Location provides equal availability to all residents
- Consistent w/City Comp. Plan & Historic Preservation Goals & Proximate to planned Population Density



TOWN SQUARE: “FINANCIAL GOALS”

- TIRZ Project- incorporates multiple Stakeholders, Funding & Partnerships
- Festivals, Market Activities & Events Venue promote & enhance economic development
- Boosts Year-Round Tourism, Resident & Visitor Spending, & Sales Tax Revenues



TOWN SQUARE/ HAYS POSAC SUMMARY

■ Project Costs & Phasing

– Land Acquisition:	\$435,600
– Park Planning & Design:	\$380,000
– Enabling Infrastructure:	\$200,000
– Park Improvements– “Horizontal”:	\$2,178,000
– Park Structures– “Vertical”:	<u>\$1,287,000</u>
Total:	\$4,480,600

■ POSAC Process

- POSAC Presentation: June 24, 2020
- PIF Application Submission: June 26, 2020
- Next Steps & Follow-Up: As Needed

DRIPPING SPRINGS: TOWN CENTER SQUARE



OLD FITZHUGH ROAD

Multi-Use Trail

Project Overview



Presentation to
Hays County POSAC
June 24, 2020

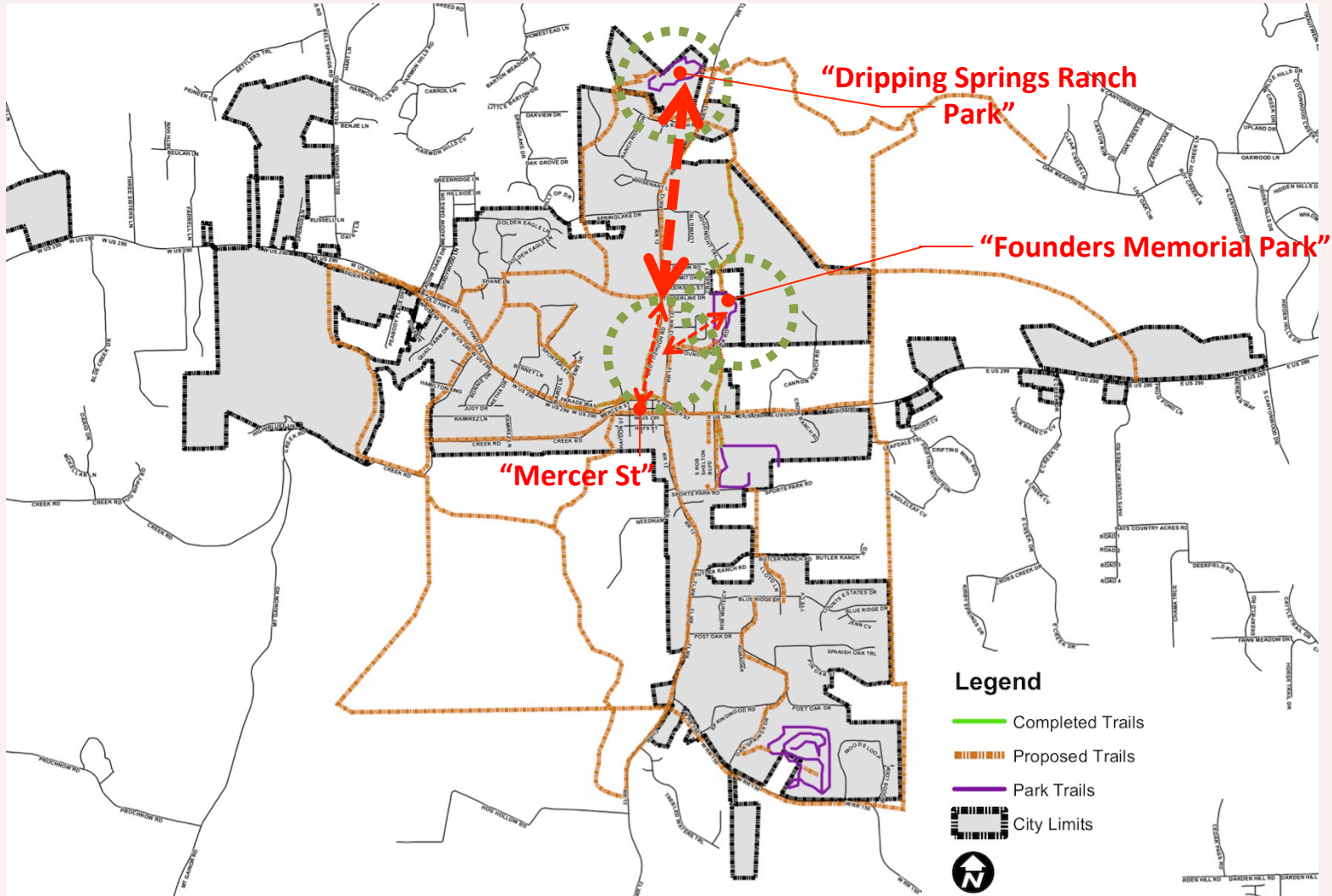
Old Fitzhugh Road: Multi-Use Trail

Overview / Project Summary:

- **Old Fitzhugh Road Project**
 - Context & Process
 - Goals, Concepts & Strategies
- **Multi-Use Trail Elements**
 - Project Type & Description
 - Project Features
 - Hays Co. POSNA Goals
- **POSAC Process**
 - Project Costs & Phasing
 - PIF Application & Next Steps

Old Fitzhugh Road: Multi-Use Trail

City-Wide Trails Plan: "Old Fitzhugh Rd" Trail Connections

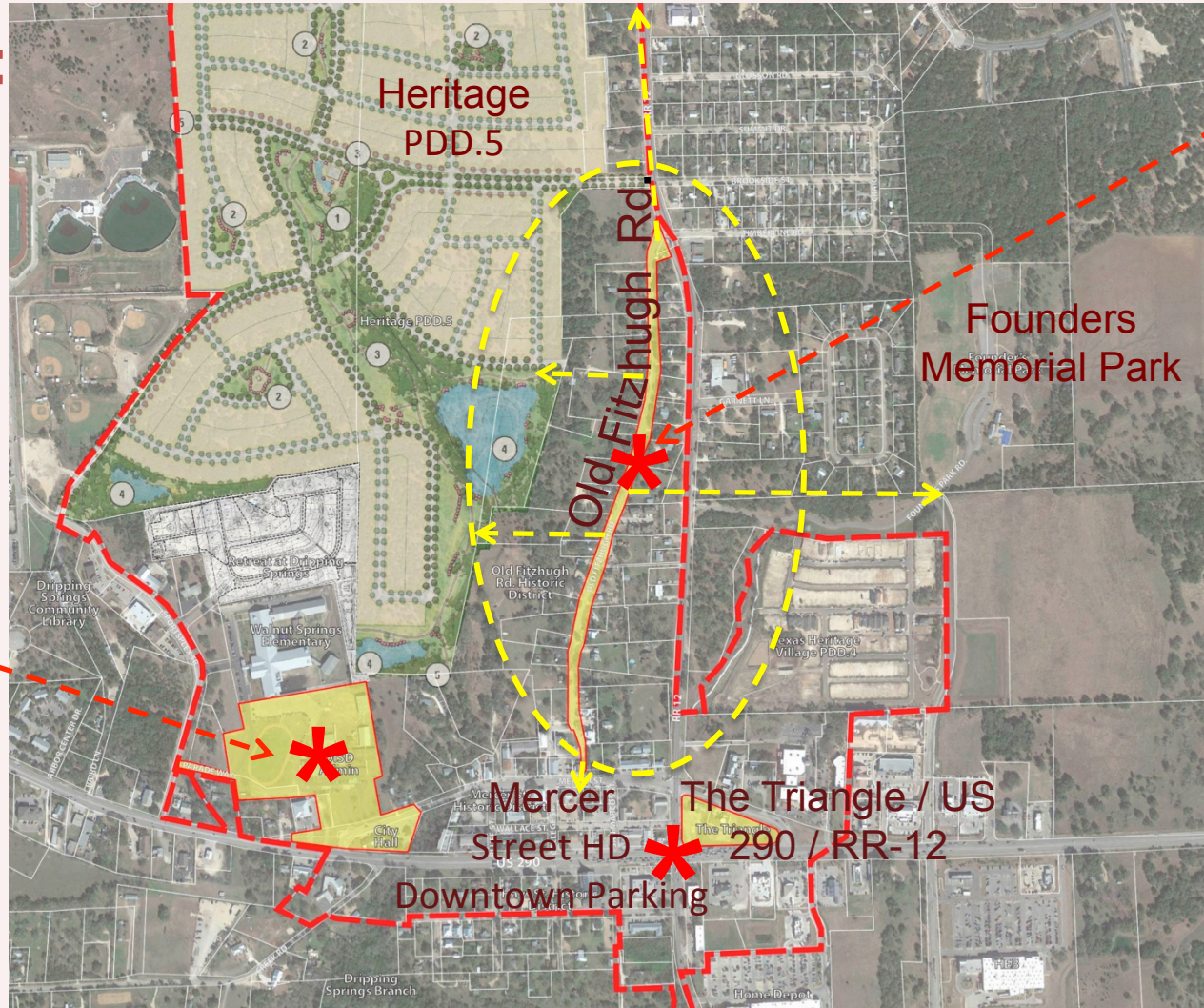


Old Fitzhugh Road: Multi-Use Trail

“Old Fitzhugh Rd” Trail Connections:

TIRZ #1:

Old Fitzhugh Road



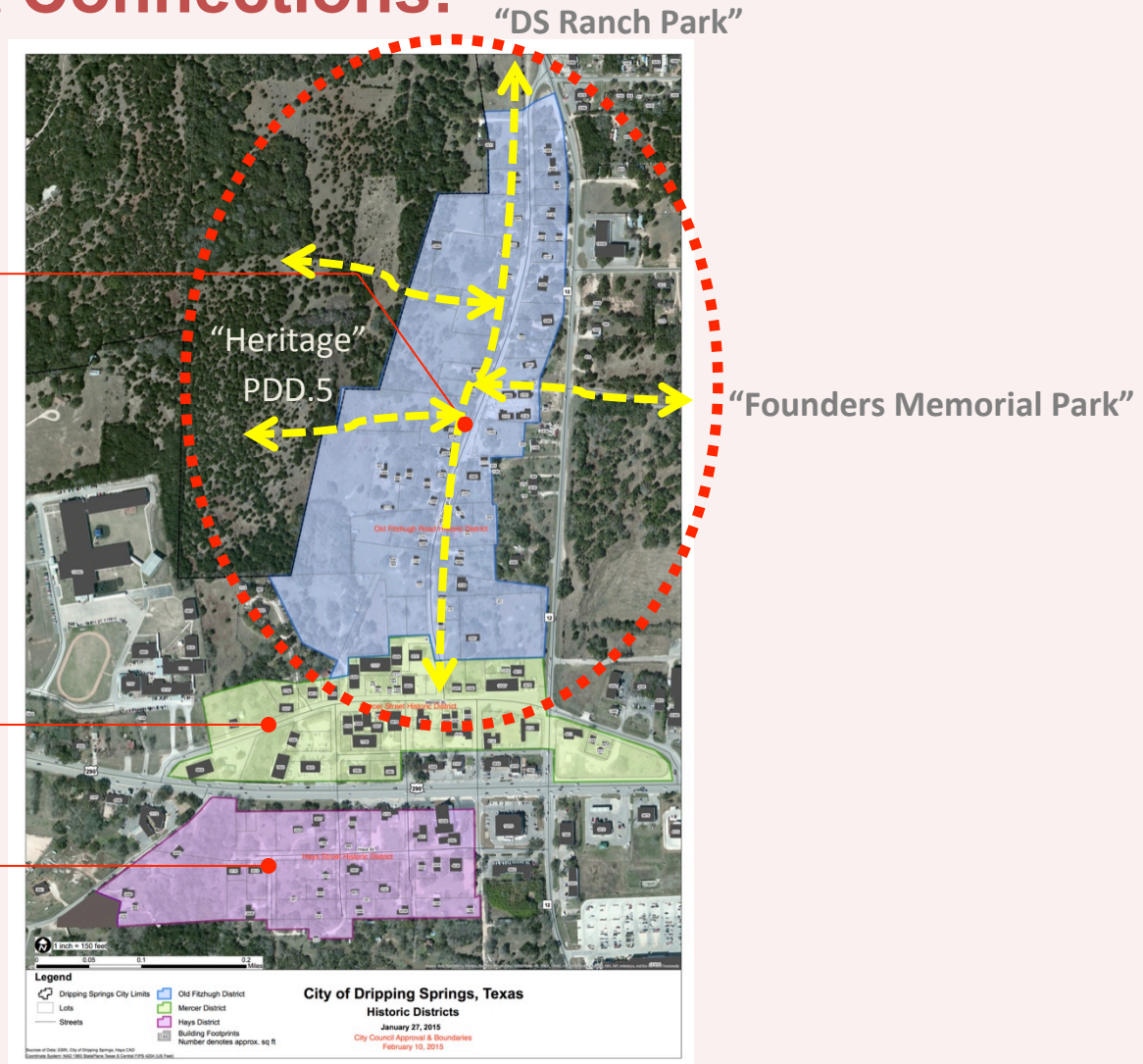
Old Fitzhugh Road: Multi-Use Trail

Parks & District Connections:

“Old Fitzhugh Rd”
Historic District
(2014)

“Mercer Street”
Historic District
(2007)

“Hays Street”
Historic District
(2015)



Old Fitzhugh Road: Multi-Use Trail

Project Goals:

- Shared-Use Trail
- Pedestrian Amenities
- Street Improvements
- Stormwater / Drainage

Stakeholder Involvement:

Old Fitzhugh Road Project

Project Goals:

- Shared-Use Trail
- Pedestrian Amenities
- Street Improvements
- Stormwater / Drainage

Stakeholder Workshop:
 Thursday, October 26, 2017
 5:00 - 7:00 / City Hall / 511 Mercer St.
 512- 858-4725

Joint Sponsors: City of Dripping Springs- TIRZ Board / Historic Preservation Commission

Old Fitzhugh Road: Multi-Use Trail

Project Constraints:

- **Right-of-way-** ranges between 45 and 55 feet in width.
- **Property lines-** several are platted to the center of the street.
- **Existing trees-** within ROW will limit some options.
- **Run-off-** sheet flows from east to west across roadway and adjacent properties.
- **Overhead utility poles-** several will need to be moved.

Old Fitzhugh Road: Multi-Use Trail



Old Fitzhugh Road: Multi-Use Trail



Old Fitzhugh Road: Multi-Use Trail



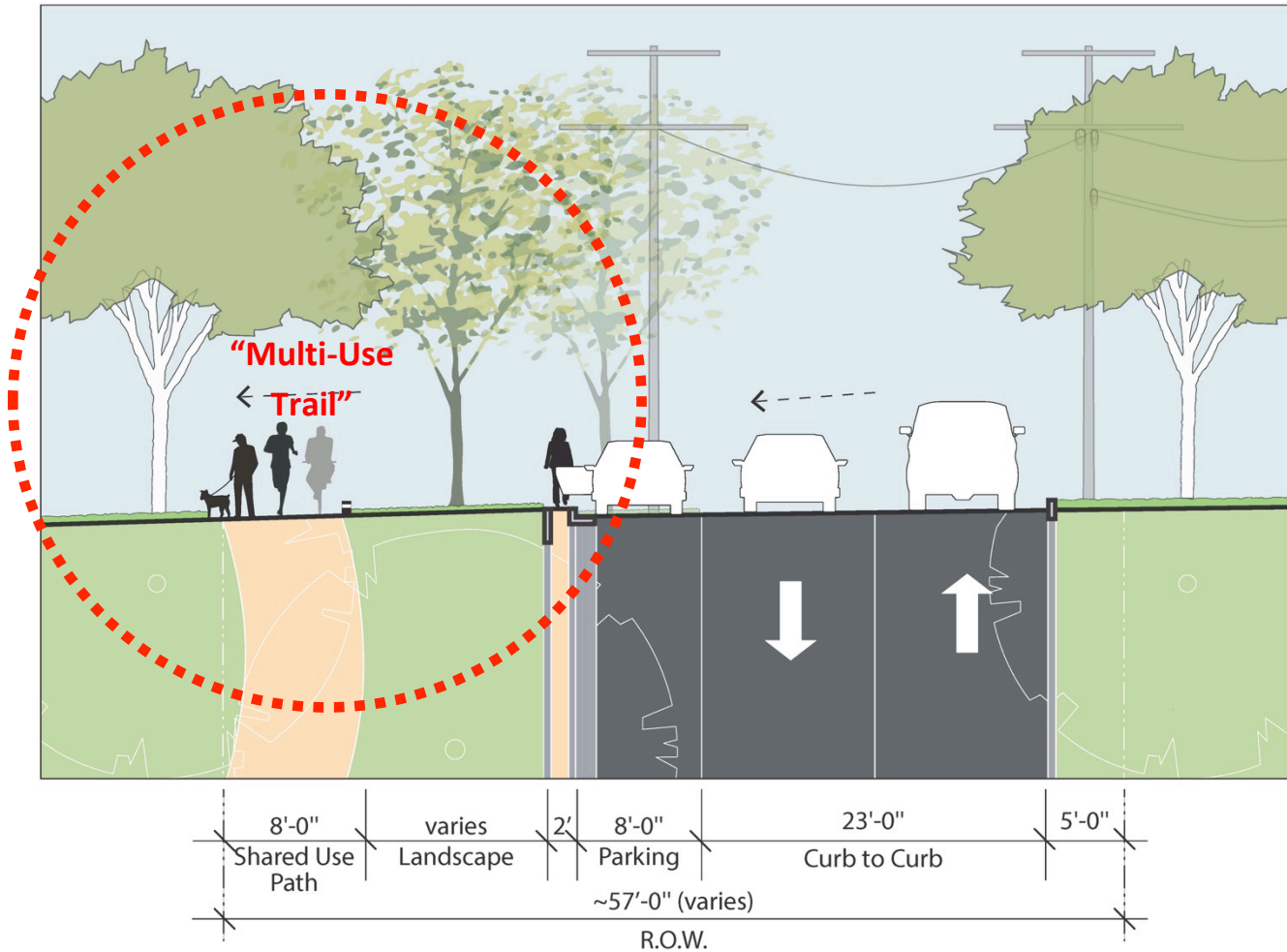
Old Fitzhugh Road: Multi-Use Trail

Conceptual Solutions & Strategies:

- **Enhance** rustic 2 lane road with needed improvements.
- **Shift** roadway alignment to accommodate Shared Use Path, drainage and landscaping on the West side of the roadway.
- **Create** community connections along OFR and to the east and west with future trail extensions.
- **Improve** drainage, water quality, and roadway elements.
- **Develop** pedestrian, lighting, parking, and landscape solutions.

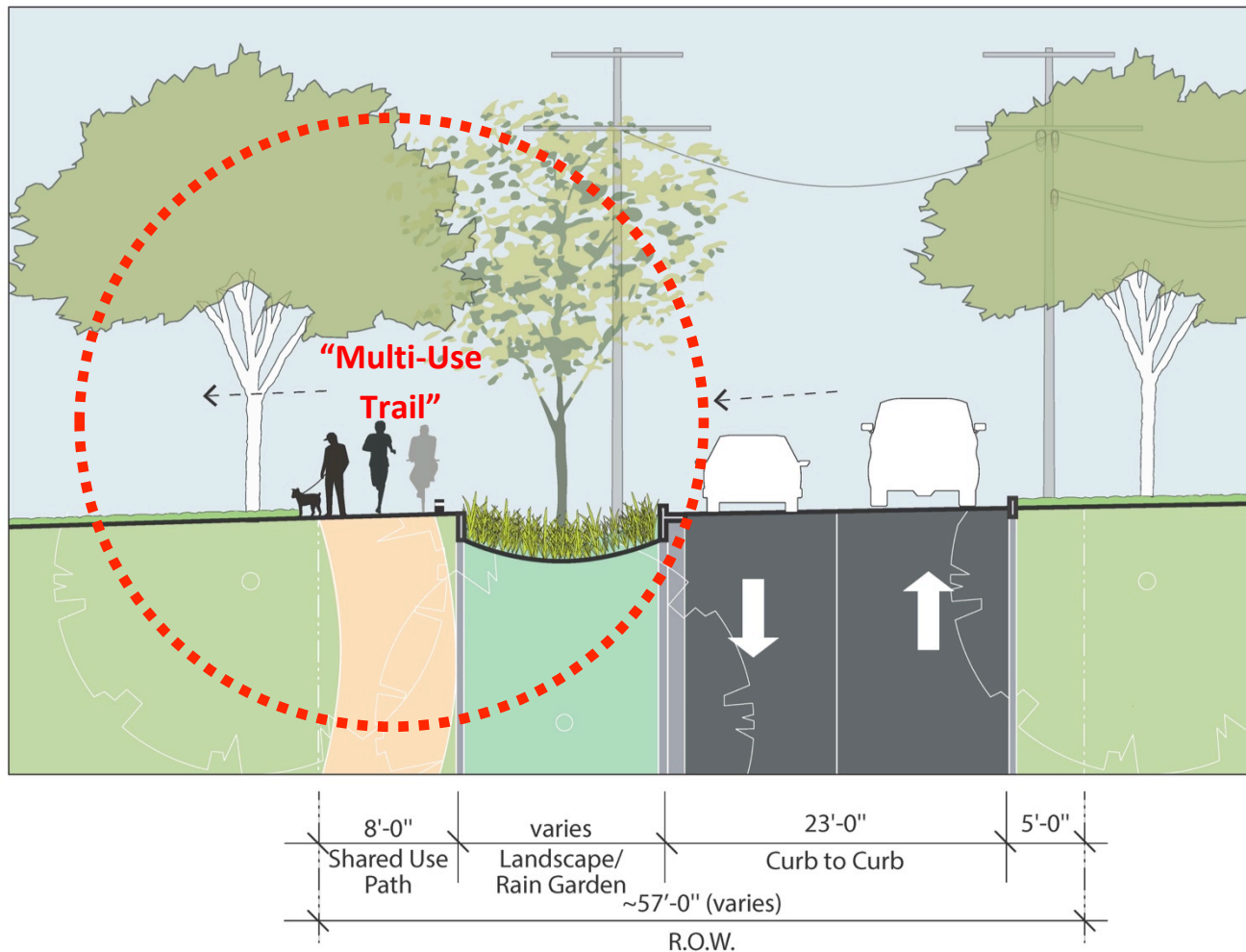
Old Fitzhugh Road: Multi-Use Trail

Section A / Condition 1: Typical with Parking (Looking North)



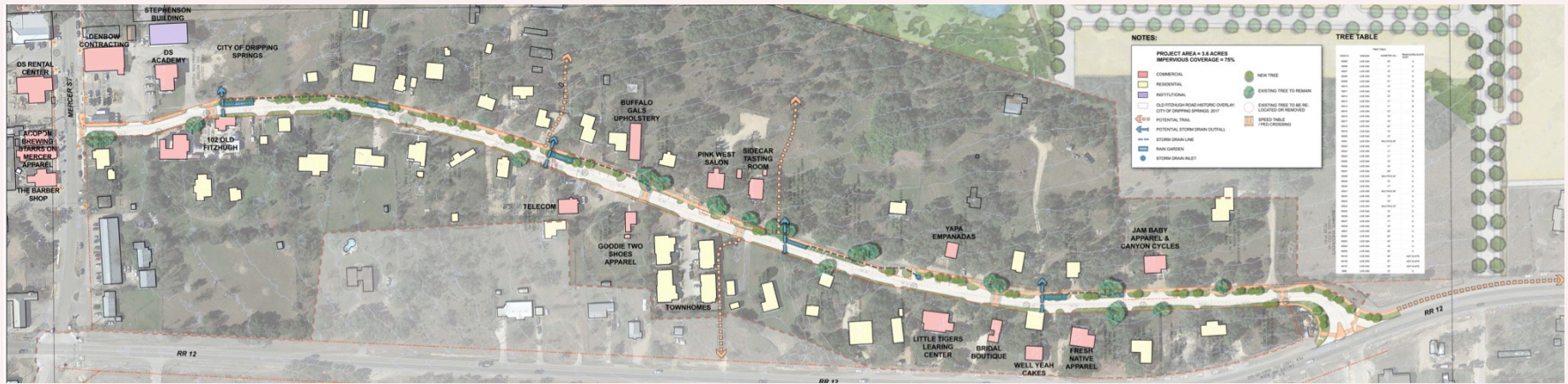
Old Fitzhugh Road: Multi-Use Trail

Section A / Condition 2: Typical without Parking (Looking North)



Old Fitzhugh Road: Multi-Use Trail

Overall Concept Plan:

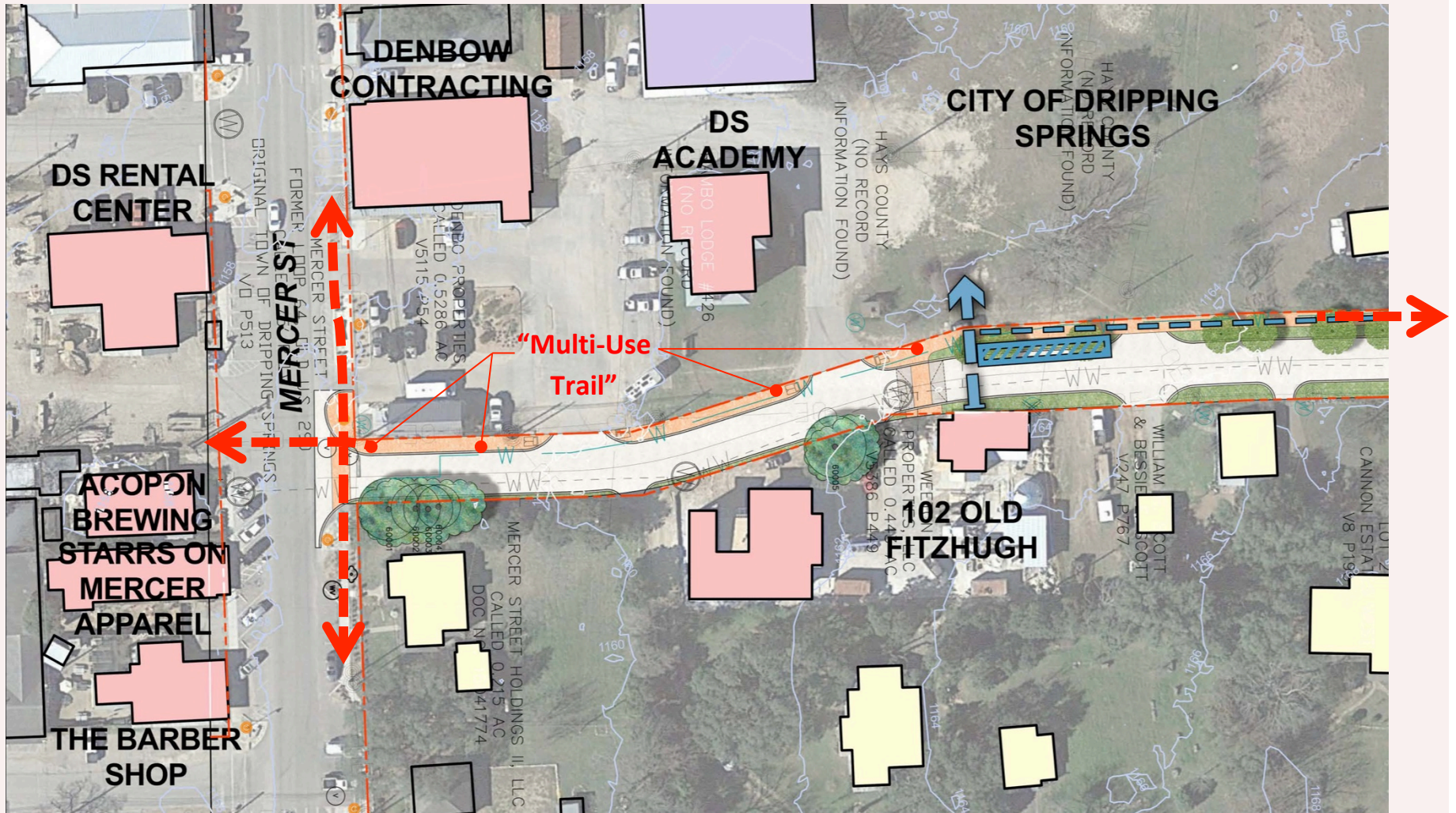


(5/31/18)

	COMMERCIAL		NEW TREE
	RESIDENTIAL		EXISTING TREE TO REMAIN
	INSTITUTIONAL		EXISTING TREE TO BE RE-LOCATED OR REMOVED
	OLD FITZHUGH ROAD HISTORIC OVERLAY: CITY OF DRIPPING SPRINGS, 2017		SPEED TABLE / PED CROSSING
	POTENTIAL TRAIL		
	POTENTIAL STORM DRAIN OUTFALL		
	STORM DRAIN LINE		
	RAIN GARDEN		
	STORM DRAIN INLET		

Old Fitzhugh Road: Multi-Use Trail

Plan Detail at Mercer Street:

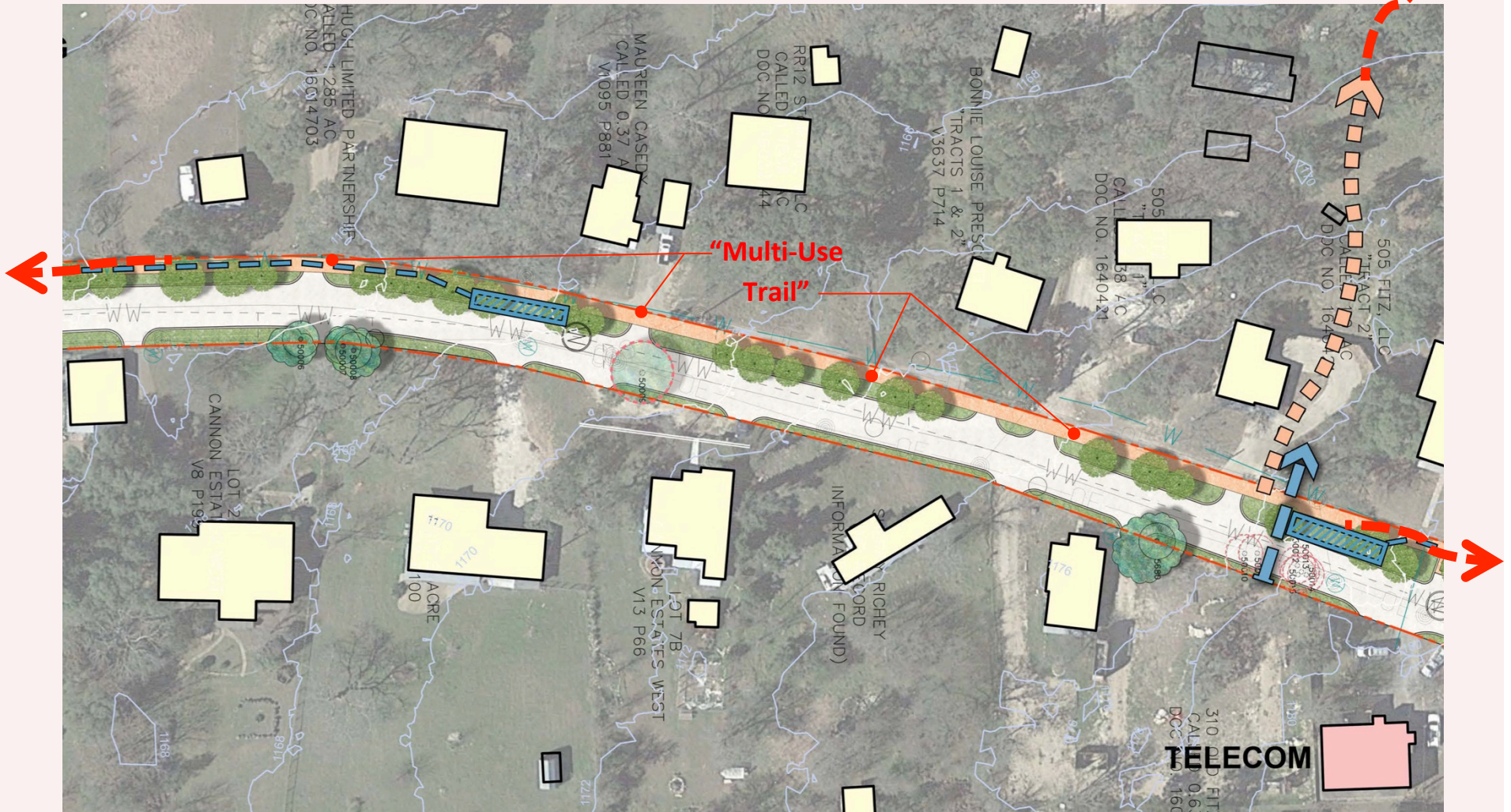


(5/31/18)

Old Fitzhugh Road: Multi-Use Trail

Plan Detail:

To: Heritage PDD.5
Parks & Open Spaces

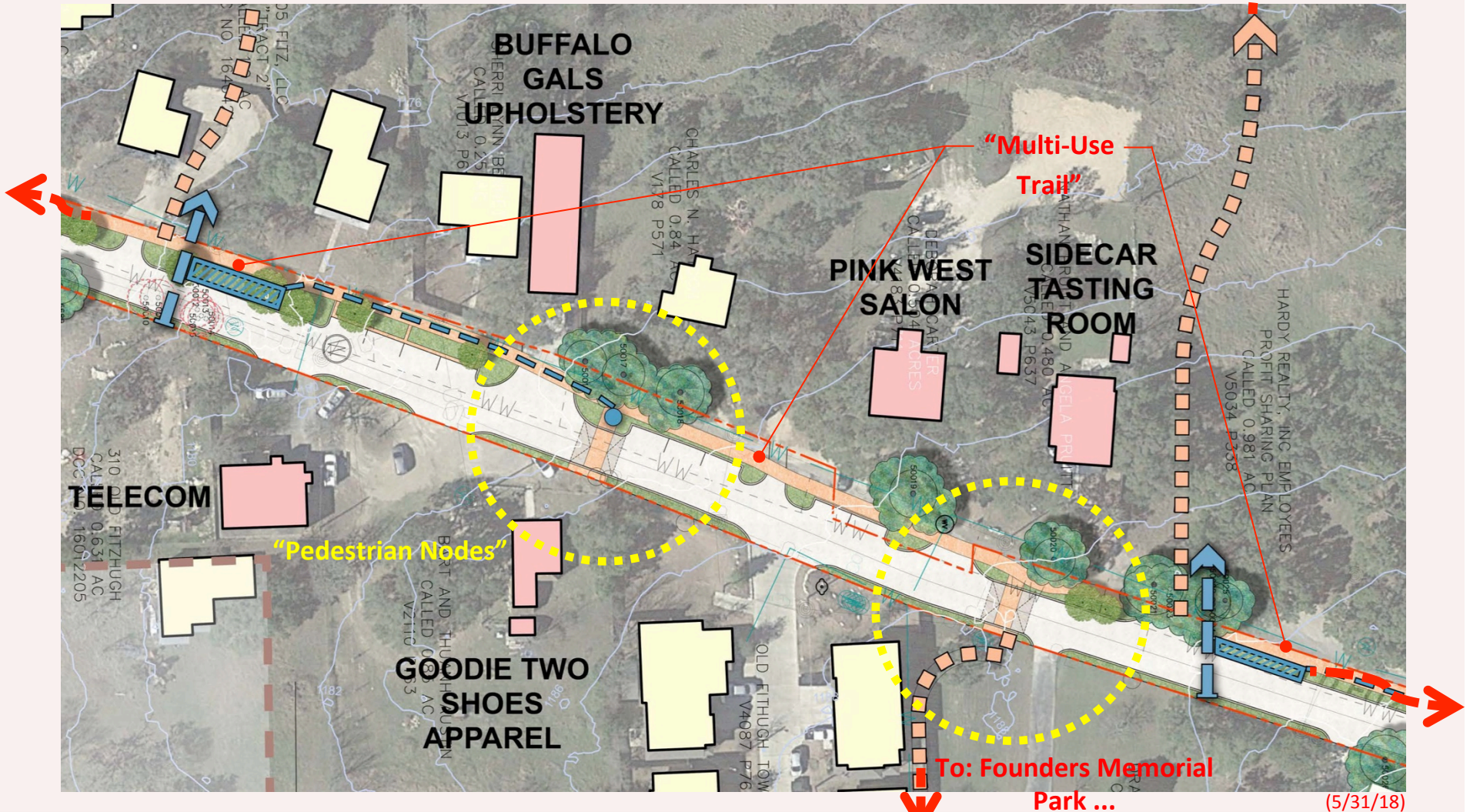


(5/31/18)

Old Fitzhugh Road: Multi-Use Trail

Plan Detail:

To: Heritage PDD.5
Parks & Open Spaces

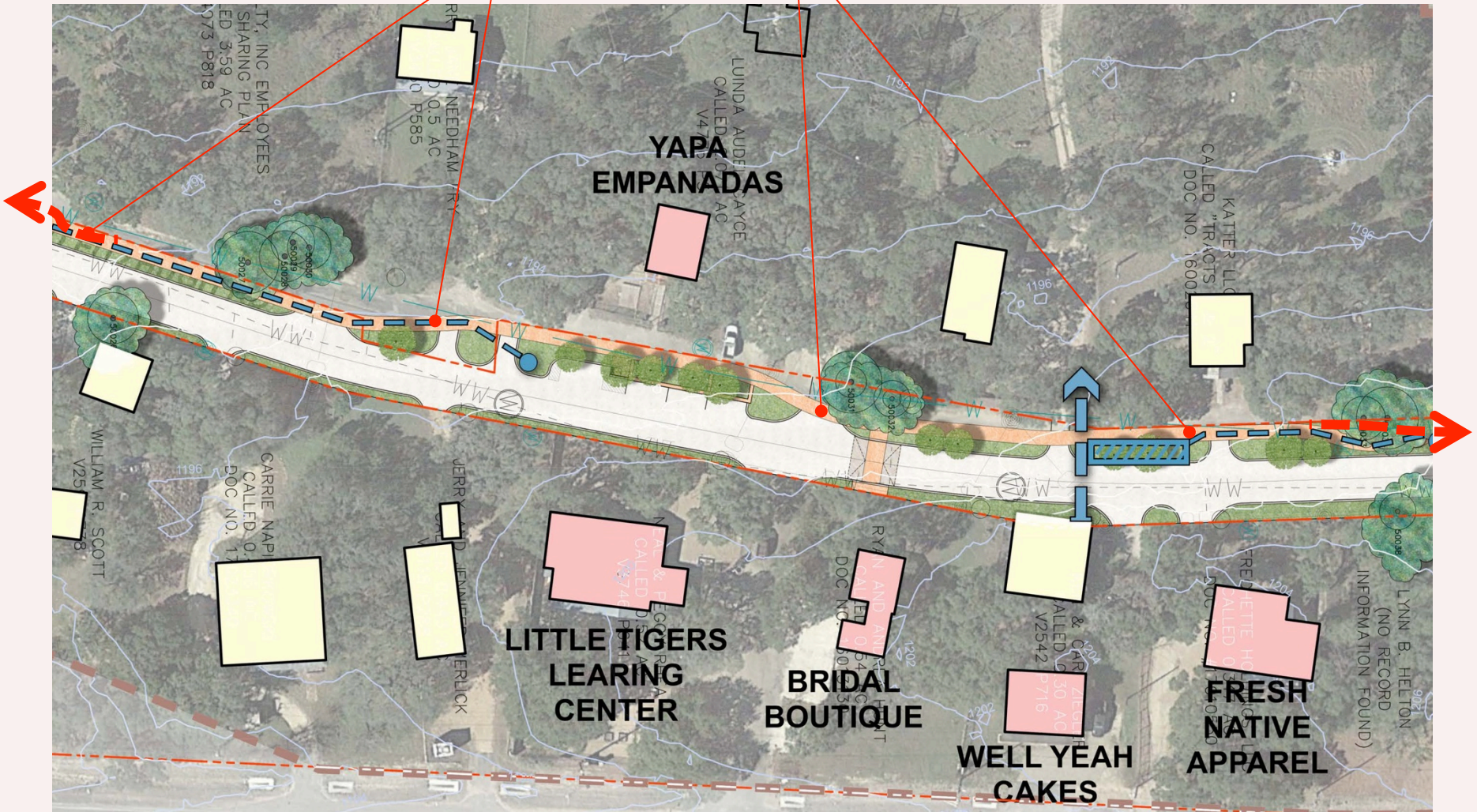


(5/31/18)

Old Fitzhugh Road: Multi-Use Trail

Plan Detail:

"Multi-Use Trail"



(5/31/18)

Old Fitzhugh Road: Multi-Use Trail

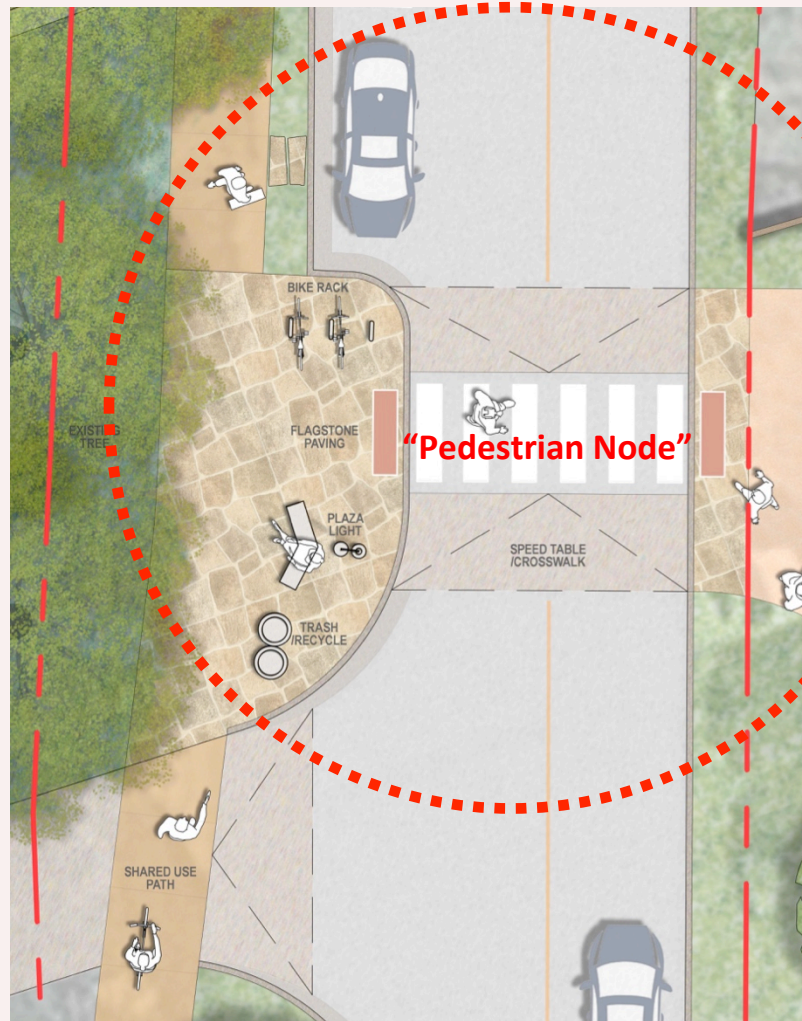
Plan Detail at RM 12:



(5/31/18)

Old Fitzhugh Road: Multi-Use Trail

Activity Plaza & Traffic Calming:



Old Fitzhugh Road: Multi-Use Trail

Recommended Materials, Treatments, & Elements:

Shared Use Path

EXPOSED AGGREGATE



EXPOSED AGGREGATE WITH FLAGSTONE

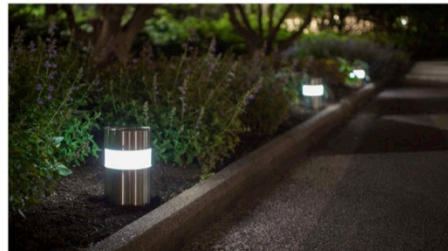


Lighting & Pedestrian Amenities

MERCER STREET LIGHTING

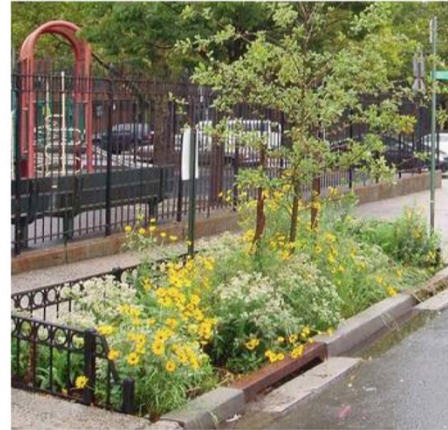


PATHWAY LIGHTING



Drainage & Water Quality

ARMORED CURB INLET



STRUCTURED RAIN GARDEN



Curbs

STANDING STONE CURB



STONE CURB WITH GUTTER



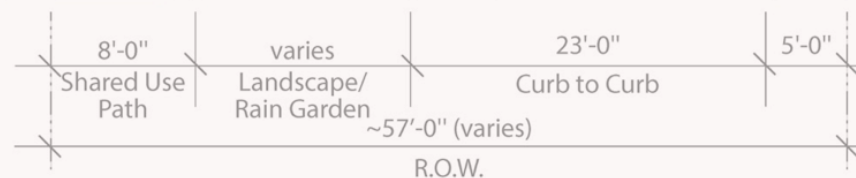
Traffic Calming & Crossings

SPEED TABLE CROSSWALKS



Old Fitzhugh Road: Multi-Use Trail

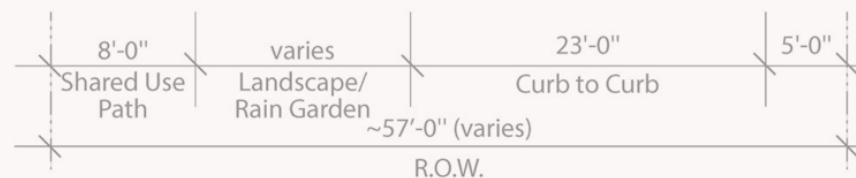
Project Type & Description:



Old Fitzhugh Road: Multi-Use Trail

“Community Goals”:

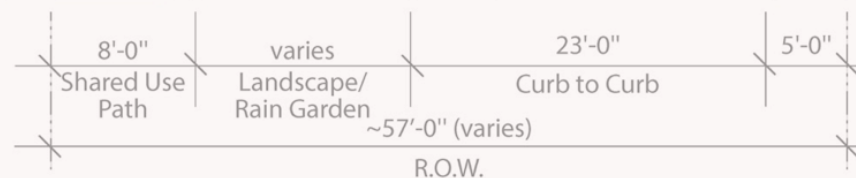
- City-Wide Trail Plan: Critical Installment
- Direct Connectivity: Old Fitzhugh Rd. & Mercer St. Historic Districts
- Linkages: Several City Parks & Emerging Neighborhoods



Old Fitzhugh Road: Multi-Use Trail

“Financial Goals”:

- TIRZ Project- Multiple Stakeholders, Funding & Partnerships
- Funding Mix: City funds, possible Grants, Private Sector contributions
- Stimulate Economic Development: Increased Commercial Activity & Sales Tax Increases



Old Fitzhugh Road: Multi-Use Trail

“Hays POSAC Summary:

- **Project Costs & Phasing**

- Land Acquisition: \$75,000
- Engineering, Planning & Design: \$630,000
- Trail, Lighting, Pedestrian Features: \$600,000
- Total “Trail Portion”: \$1,305,000
- “Entire” Project Cost: (\$4.82M)

- **POSAC Process**

- POSAC Presentation: June 24, 2020
- PIF Application Submission: June 26, 2020
- Next Steps & Follow-Up: As Needed

OLD FITZHUGH ROAD Multi-Use Trail

Thank You !!!



*Presentation to
Hays County POSAC
June 24, 2020*



City Council & Board of Adjustment

Workshop & Regular Meeting Minutes July 14, 2020 at 6:00 p.m.

A Workshop & Regular Meeting of the City Council & Board of Adjustment of Dripping Springs, Texas was held Tuesday, July 14, 2020 beginning at 6:00 p.m. via Videoconference and in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. 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, no later than 3:00 p.m., Tuesday, July 14, 2020.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81465654661?pwd=YkRHSDV5ZEF1RGQ0OXlOQWFiMXp4dz09>

Meeting ID: 814 6565 4661

Password: 281576

One tap mobile

+13462487799,,81465654661#,,,,0#,,281576# US (Houston)

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Join by Skype for Business

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II. CALL TO ORDER AND ROLL CALL

Mayor/City Council/Board of Adjustment present were:

Mayor Bill Foulds, Jr.
 Mayor Pro Tem Taline Manassian
 Council Member Place 2 Wade King
 Council Member Place 3 Todd Purcell
 Council Member Place 4 April Harris Allison
 Council Member Place 5 Travis Crow

City Staff/Appointed Officials/Consultants:

City Administrator Michelle Fischer
 Deputy City Administrator Ginger Faught
 City Attorney Laura Mueller
 City Treasurer Gina Gillis
 City Secretary Andrea Cunningham
 Parks & Community Services Director Kelly Schmidt
 DSRP Event Center Manager Tina Adams
 Senior Planner Amanda Padilla
 City Engineer Chad Gilpin
 Public Works Coordinator Aaron Reed
 Communications Director Lisa Sullivan
 Emergency Management Coordinator Roman Baligad
 IT Director Misty Dean
 Planning Consultant Robyn Miga
 Planning & Zoning Commission Chair Mim James
 Historic Preservation Consultant/TIRZ Project Manager Keenan Smith

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

III. WORKSHOP

No action will be taken during the Workshop.

A. Discussion and possible staff direction regarding the 2021 Legislative Session and the City of Dripping Springs Legislative Program.

Laura Mueller presented the staff report which is on file. The City Council directed staff to meet with the City Attorney regarding any items they would like included in the 2021 City of Dripping Springs Legislative Program.

B. Discussion regarding the Proposed Fiscal Year 2021 Municipal Budget and Proposed 2020 Ad Valorem Tax Rate.

Gina Gillis presented the budget documents which are on file.

Kelly Schmidt presented the Parks & Community Services budget requests.

The City Council discussed the Ad Valorem Tax Rate and will take action during the regular meeting.

IV. RECESS & RECONVENE AT 6:30 P.M.

A motion was made by Council Member King to recess the meeting until 6:35 p.m. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

Mayor Foulds returned the meeting to Open Session and with a quorum of the City Council present, he called the meeting to order at 6:38 p.m.

V. PLEDGE OF ALLEGIANCE

Mayor Foulds led the Pledge of Allegiance to the Flag.

VI. PROCLAMATIONS & PRESENTATIONS

No action to be taken on proclamations and presentations. The City Council may choose to discuss and take public comment on these items as necessary.

A. Presentation of Public Service Award in Recognition of Lynne Dickinson.

Sponsor: Mayor Foulds, Jr.

Mayor Foulds presented Lynne Dickinson with an Award for Public Service in recognition of her commitment to the City and the community.

B. Presentation of Public Service Awards for outgoing Commission and Committee Members.

Sponsor: Mayor Foulds, Jr.

1. Melissa Starr, Historic Preservation Commission
2. Martin Garza, Planning & Zoning Commission
3. Erik Burgeson, Transportation Committee
4. Nicole Francois, Transportation Committee

Mayor Foulds presented awards to each outgoing member and thanked them for their service and dedication.

Erik Burgeson spoke and thanked the City Council for the opportunity to serve.

VII. 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.

No one spoke during Presentation of Citizens.

VIII. BOARD OF ADJUSTMENT

The Board of Adjustment will consider items related to appeals of administrative land use determinations, requests for variances and special exceptions related to land use projects, and other items as provided for in the Dripping Springs Code of Ordinances.

Board Members present were:

Chair Bill Foulds, Jr.
 Board Member Taline Manassian
 Board Member Wade King
 Board Member Todd Purcell
 Board Member April Harris-Allison
 Board Member Travis Crow
 Alternate Board Member Charlie Busbey
 Alternate Board Member Joe Volpe

A. Public hearing and consideration of approval regarding VAR2020-0009: Special Exception Application to consider a special exception to Dripping Springs Code of Ordinances Chapter 30, Section 5.7.8 Location of Parking Spaces, for property located at 249 Sportsplex Drive, Dripping Springs, TX 78620, (Legal Description: JWLP Family, Lot 6, 1.2936 acres).

Applicant: Jon Thompson

1. Presentation

Jon Thompson, Chris Nygard, Andy Dodson and Erin Banks presented the item.

2. Staff Report

Amanda Padilla presented the staff report which is on file, and Chad Gilpin spoke regarding sidewalks. Staff recommended approval for the special exception request with the following conditions:

1. The remaining tenant spaces at 249 Sportsplex drive shall not be occupied until an application is submitted to the City for 200 Sportsplex drive, approved, and is either constructed or fiscal surety has been posted with the city; and
2. That a permanent easement of the parking facilities in favor of the premises to be benefited shall be dedicated and recorded as a condition of such use on the property located at 200 Sportsplex Drive.

3. Planning and Zoning Commission Report

Chair James: Commission recommended approval with staff conditions 7 to 0

4. Public Hearing

No one spoke during the Public Hearing.

5. Special Exception

A motion was made by Board Member Purcell to deny VAR2020-0009: Special Exception Application to consider a special exception to Dripping Springs Code of Ordinances Chapter 30, Section 5.7.8 Location of Parking Spaces, for property located at 249 Sportsplex Drive, Dripping Springs, TX 78620. Board Member Crow seconded the motion. Upon further discussion, Board Member Purcell and Board Member Crow withdrew their motion and second respectively.

A motion was made by Board Member Purcell to postpone VAR2020-0009: Special Exception Application to consider a special exception to Dripping Springs Code of Ordinances Chapter 30, Section 5.7.8 Location of Parking Spaces, for property located at 249 Sportsplex Drive, Dripping Springs, TX 78620 to the August 11, 2020 Board of Adjustment regular meeting. Board Member Crow seconded the motion which carried unanimously 6 to 0.

IX. 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.

A. Approval of City Council Meeting Minutes:

1. June 9, 2020 City Council & Board of Adjustment Workshop & Regular Meeting
2. June 16, 2020 City Council Special Meeting
3. June 16, 2020 City Council Regular Meeting
4. June 24, 2020 City Council Special Meeting

B. Approval of the June 2020 City Treasurer's Report.

C. Approval of the Appointment of Janet Musgrove to the Farmers Market Association Board for a term ending June 30, 2022.

D. Approval of an Ordinance of the City Council of the City of Dripping Springs, Texas adopting the Proposed October 1, 2020 - September 30, 2021 Uniform Submittal Schedule for Plat Submissions related to Dripping Springs Code of Ordinances Chapter 28.

Filed as Ordinance No. 2020-35

E. Approval of the Proposed Parkland Dedication for Sawyer Ranch Phase 2 Development, approximately 6.6989 acres, and situated at 290 Sawyer Ranch Subdivision, Lot 2A.

Applicant: Cristina Cordoba and Brian Estes, Civil and Environmental Consultants, Inc.

- F. Approval of the Proposed Parkland Dedication for the Heritage Development, approximately 190.317 acres, situated in the Philip Smith Survey, Abstract No. 415, Hays County, Texas.**
Applicant: Alex Granados, Kimley-Horn & Associates
- G. Approval of the Appointment of Pam Owens and Mike Carroll to the Dripping Springs Ranch Park Board of Directors for terms ending September 30, 2021.**
- H. Approval of an Ordinance creating the Mercer Street Historic District Parking Fund for retention of funds from parking fee-in-lieu collected in the Mercer Street Historic District.**
- Filed as Ordinance No. 2020-36**
- I. Approval of Co-sponsorship Agreement between the City of Dripping Springs and the Dripping Springs Christian Academy for Enrollment, August 2020 (Summer & Fall 2020).**
Sponsor: Mayor Pro Tem Manassian
- J. Approval of a thirty (30) day extension to the Temporary Certificate of Occupancy for Western Springs Apartments located at 400 Creek Road, Dripping Springs, Texas.**
Sponsor: Mayor Foulds, Jr.

A motion was made by Mayor Pro Tem Manassian to approve Consent Agenda Items A – J. Council Member King seconded the motion which carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with City Attorney and regarding legal issues related to Budget Agenda Item A: Discuss and consider approval of the Proposed Ad Valorem Tax Rate for 2020. Council Member King seconded the motion which carried 4 to 0, with Council Member Purcell absent during voting.

The City Council met in Executive Session from 7:50 p.m. – 8:07 p.m. No action or vote was taken during Executive Session.

Mayor Foulds returned the meeting to Open Session at 8:07 p.m.

OPEN SESSION

X. BUDGET

A. Discuss and consider approval of the Proposed Ad Valorem Tax Rate for 2020.

A motion was made by Council Member Purcell to set the Proposed Ad Valorem Tax Rate for 2020 at the voter approval rate of \$.2026 per one-hundred dollars (\$100.00) valuation. Council Member Crow seconded the motion which carried unanimously 5 to 0.

The City Council will hold a public hearing on the Proposed Ad Valorem Tax Rate for 2020 and the Fiscal Year 2020-2021 Municipal Budget on August 11, 2020. Gina Gillis noted that once the final figures are received from the Hays County Comptroller, the budget can be revised with those associated budget items.

XI. BUSINESS

A. **Discuss and consider approval of a Request from Hometown Missions for a Waiver of the Administrative Fees for Associated Consultant Costs Incurred by the City of Dripping Springs for VAR2018-0007: 1212 Creek Rd.**

Applicant: Dave Edwards, Representative of Hometown Missions

Mayor Pro Tem Manassian presented the item and Michelle Fischer presented the staff report which is on file.

A motion was made by Mayor Pro Tem Manassian to waive the twenty percent (20%) Administrative Fees regarding Consultant Costs incurred related to VAR2018-0007: 1212 Creek Road, applicant Hometown Missions. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

B. **Public hearing and consideration of approval of an Ordinance regarding CUP2020-0005: Application for a Conditional Use Permit to allow the for the use of "Warehouse/Office" for property zoned Commercial Services and located at 27950 Ranch Road 12, Dripping Springs TX 78620 (Legal Description: A0415 Philip A Smith Survey, MH Serial #UNK, TITLE #UNK, LABEL #UNK9999999, 0.93 acres, Grand Prairie Lot 1 GEO#90405854).**

Applicant: Jon Thompson, J Thompson Consulting

1. Presentation

Jon Thompson presented the item.

2. Staff Report

Robyn Miga presented the staff report which is on file. Staff recommended approval with the following conditions:

1. The property shall adhere to all City codes.
2. The temporary structures and the use are only allowed for a period of two (2) years and will expire without renewal after such time.
3. Upon expiration of the Conditional Use Permit, all temporary structures shall be removed from the site.
4. If the property owner wishes to construct any permanent structures on the site that are not shown on the provided conceptual plan, they shall be required to reapply for a Conditional Use Permit, with the exception of the replacement of the existing manufactured home on the site.

5. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.

3. Planning and Zoning Commission Report

Chair James: Commission recommended approval 7 to 0, with staff conditions and the recommendation that existing dilapidated structures be removed and.

4. Public Hearing

No one spoke during the Public Hearing.

5. Conditional Use Permit Ordinance

A motion was made by Mayor Pro Tem Manassian to approve CUP2020-0005: Application for a Conditional Use Permit to allow the for the use of "Warehouse/Office" for property zoned Commercial Services and located at 27950 Ranch Road 12, Dripping Springs TX 78620, with direction to City Engineer Chad Gilpin to make a note on the site plan related to the proper abandonment of the septic and with the following staff recommendations:

1. The property shall adhere to all City codes.
2. The temporary structures and the use are only allowed for a period of two (2) years and will expire without renewal after such time.
3. Upon expiration of the Conditional Use Permit, all temporary structures shall be removed from the site.
4. If the property owner wishes to construct any permanent structures on the site that are not shown on the provided conceptual plan, they shall be required to reapply for a Conditional Use Permit, with the exception of the replacement of the existing manufactured home on the site.
5. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.
6. All existing structures on the property shall be removed.
7. The tent and storage containers (as shown and allowed by the conceptual plan) shall be properly screened from the right-of-way and are required to be setback at least 25' from the property line where adjacent to residential.
8. A landscape plan shall be required at the time of site plan, which may include the utilization of the existing trees on the site, as well as additional requirements for a landscape buffer.
9. Property owner shall be required to coordinate with the City's architect on the color of the shipping containers, in accordance with 24.03.052(4) of the City's Code of Ordinances.
10. The applicant shall provide plans with the site development permit, which includes drainage improvements as shown on the attached exhibit.
11. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.
12. Delivery trucks shall limit traffic through the Grand Prairie subdivision.
13. The property shall adhere to all Fire and Life Safety Codes found in the International Fire Code.

Council Member Harris-Allison seconded the motion which carried 4 to 1, with Council Member Purcell opposed.

Filed as Ordinance No. 2020-37

- C. Discuss and consider approval of an Annexation Application and direction to staff to negotiate an Annexation Agreement with Owners to annex approximately 11.1044 acres in the extraterritorial jurisdiction, situated in the E.B. Hargraves Survey No. 4, Abstract No. 240, in Hays County, Texas west of Sawyer Ranch Road and South of 290.**

Applicant: Jon Thompson, J Thompson Professional Consulting

1. Presentation – there was no presentation for this item.

2. Staff Report

Laura Mueller presented the staff report which is on file. Staff recommended approval of the application and authorization for designated staff to negotiate an Annexation Agreement.

3. Annexation Application

A motion was made by Council Member Purcell to approve an Annexation Application for approximately 11.1044 acres in the extraterritorial jurisdiction, and to authorize staff to negotiate an Annexation Agreement. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

- D. Public hearing and consideration of approval of an Ordinance regarding Subdivision and Site Development Text Amendments to Article 28.04, Site Development, and Exhibit A, Subdivision Ordinance, Section 15, Sidewalks, to provide an option for fee-in-lieu for sidewalks.**

1. Staff Report

Chad Gilpin presented the staff report which is on file. Staff recommended approval of the ordinances.

2. Planning and Zoning Commission Report

Chair James: Commission recommended approval 7 to 0

3. Public Hearing

No one spoke during the Public Hearing.

4. Site Development Ordinance

5. Subdivision Ordinance

A motion was made by Mayor Pro Tem Manassian to approve Ordinances regarding Subdivision and Site Development Text Amendments to Article 28.04, Site Development, and Exhibit A, Subdivision Ordinance, Section 15, Sidewalks, to provide an option for fee-in-lieu for sidewalks. Council Member King seconded the motion. Upon further discussion, Mayor Pro Tem Manassian amended her motion to include approval of an Ordinance Amendment Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances; Amending Section 3 Site Development and Section 4 Subdivision Fee Schedule and Creating a Sidewalk Fund. Council Member King seconded the motion as amended which carried unanimously 5 to 0.

Filed as Ordinance No. 2020-38 (Sidewalk Site Development)

Filed as Ordinance No. 2020-39 (Sidewalk Subdivision)

Filed as Ordinance No. 2020-40 (Fee Schedule Amendment for Sidewalk Fees)

- E. Discuss and consider approval of an Amendment to Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances; Amending Section 3 Site Development and Section 4 Subdivision Fee Schedule and Creating a Sidewalk Fund.**

This item was approved by motion in the previous item.

- F. Presentation on Patriots' Hall, to be located at 3400 E US 290, Dripping Springs, TX 78620.**

Kathryn Chandler, President, Patriots' Hall

Kathryn Chandler gave a presentation on Patriots' Hall which is on file.

No action was taken regarding this item.

- G. Discuss and consider approval of a Request from Patriots' Hall for Waiver of Subdivision, Site Development, Signage, and other City Fees Associated with the Development and Construction of Patriots' Hall, to be located at 3400 E US 290, Dripping Springs, TX 78620, and Approval of Directive to City Staff regarding the Request.**

Sponsor: Mayor Pro Tem Manassian

Michelle Fischer presented the staff report which is on file. Staff recommended approval of the request.

A motion was made by Council Member Purcell to approve a Fee Waiver Request regarding Subdivision, Site Development, Signage, and other City Fees Associated with the Development and Construction of Patriots' Hall requested at this time, to be located at 3400 E US 290, Dripping Springs, TX 78620, and authorization for staff to negotiate and bring back for City Council consideration, an agreement regarding the relinquishment of property deeded to the VFW/American Legion as referenced in the Westwood Development Agreement. Council Member King seconded the motion which carried unanimously 5 to 0.

- H. Presentation and discussion regarding the Stephenson Building Feasibility Study.**
Keenan Smith, Historic Preservation Consultant

Kennan Smith presented the staff report which is on file.

No action was taken regarding this item.

I. Discuss and consider approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Dripping Springs Helping Hands, Inc. for the 23rd Annual Empty Bowls Project HOME EDITION to take place November 1-30, 2020.

Sponsor: Mayor Foulds, Jr.

Kelly Schmidt presented the staff report which is on file. Staff recommended approval of the agreement.

A motion was made by Mayor Pro Tem Manassian to approve a Co-Sponsorship Agreement between the City of Dripping Springs and Dripping Springs Helping Hands, Inc. for the 23rd Annual Empty Bowls Project HOME EDITION to take place November 1-30, 2020. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

J. Discuss and consider approval of a Resolution Adopting a Co-Sponsorship Policy.

Laura Mueller presented the staff report which is on file. Staff recommended approval of the resolution and policy.

A motion was made by Council Member Purcell to approve a Resolution Adopting a Co-Sponsorship Policy. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

Filed as Resolution No. 2020-R31

K. Discuss and consider approval of Authorization for the City Administrator to execute an Advance Funding Agreement with TxDOT regarding the Rob Shelton Transportation Alternative Set Aside Sidewalk Project.

Sponsor: Council Member Crow

A motion was made by Council Member Crow to approve Authorization for the City Administrator to execute an Advance Funding Agreement with TxDOT regarding the Rob Shelton Transportation Alternative Set Aside Sidewalk Project and associated Resolution. Council Member King seconded the motion which carried unanimously 5 to 0.

Filed as Resolution No. 2020-R32

L. Discuss and consider approval of an Amendment to the TIRZ Cost Participation Agreement Amending the Reimbursement Schedule for Town Center Projects.

Laura Mueller presented the staff report which is on file. Staff recommended approval of the amendment.

A motion was made by Mayor Pro Tem Manassian to approve an Amendment to the TIRZ Cost Participation Agreement Amending the Reimbursement Schedule for Town Center Projects. Council Member Crow seconded the motion which carried unanimously 5 to 0.

M. Discuss and consider the Appointment of three (3) individuals to the Transportation Committee for terms ending June 30, 2022; and the Appointment of a Chair to serve concurrent with their term.

Andrea Cunningham presented the staff report which is on file.

1. *At-Large (3 Seats)*
2. *Committee Chair*

A motion was made by Mayor Pro Tem Manassian to appoint Jim Martin, Sharon Hamilton and Barrett Criswell to the Transportation Committee for terms ending June 30, 2022; and the Appointment of a Jim Martin to serve as Interim Chair until an appointment is made. Council Member Crow seconded the motion which carried unanimously 5 to 0.

N. Discuss and consider the Appointment of two (2) individuals to the Utility Commission for terms ending June 30, 2022.

Andrea Cunningham presented the staff report which is on file.

1. *At-Large (1 Seat)*

A motion was made by Mayor Pro Tem Manassian to reappoint Chuck Miller to the Utility Commission for a term ending June 30, 2022. Council Member Crow seconded the motion which carried unanimously 5 to 0.

2. *HTGCD Representative (1 Seat)*

Ginger Faught reviewed the process and procedure for appointment of representatives to the Hays Trinity Groundwater Conservation District.

No action was taken regarding this item.

XII. REPORTS

Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request.

A. Parks & Community Services Monthly Report
Kelly Schmidt, Parks & Community Services Director

Kelly Smith provided an update regarding the Founders Park Pool.

B. Maintenance & Facilities Monthly Report
Craig Rice, Maintenance Director

- C. **Economic Development Committee Monthly Report**
Kim Fernea, Economic Development Committee Chair
- D. **City Attorney Report**
Laura Mueller, City Attorney
- E. **Emergency Management Services Report**
Roman Baligad, Emergency Management Coordinator

A motion was made by Mayor Pro Tem Manassian to adjourn into Executive Session under Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), and 551.074 (Personnel Matters), and regarding Executive Session Agenda Items A – E. Council Member King seconded the motion which carried unanimously 5 to 0.

XIII. EXECUTIVE SESSION

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.

- A. **Consultation with City Attorney regarding legal issues related to Emergency Management, Disaster Declaration, and Emergency Orders.**
Consultation with City Attorney, 551.071
- B. **Deliberation of Real Property and Consultation with City Attorney regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses and real property in the Triangle and Veterans Memorial Park.**
Deliberation of Real Property, 551.072; Consultation with City Attorney, 551.071
- C. **Consultation with City Attorney regarding legal issues related to the Annexation of property east of Sawyer Ranch Road and south of U.S. 290.**
Consultation with City Attorney, 551.071
- D. **Deliberate employment, evaluation, duties, and compensation for the following: City Administrator; Deputy City Administrator; City Attorney; Executive Assistant; City Secretary & Municipal Court Clerk; Records Management Clerk; Finance Director; Accounting Clerk; Accounts Receivable Clerk; Communications Director; Receptionist; Information Technology Coordinator; IT Intern; Senior Planner; Planning Assistant Brandon Elliott; Planning Assistant Alicia Lundy-Morse; GIS Analyst; Planning & Development Intern; Emergency Management Coordinator; Public Works Coordinator; Code Enforcement Inspector; Building Official & Utility Coordinator; Building Permit Technician; Residential Plans Examiner & Inspector; Maintenance Director; Maintenance Workers Jim Bass, Sesario Garza, Timothy**

Tyree, and Bill Stevens; Maintenance & Service Worker; Parks & Community Services Director; Events & Programs Specialist; Program Event Coordinator; Farmers Market Manager; Founders Pool Manager; DSRP Event Center Manager; DSRP Event Center Coordinator; DSRP Customer Service Specialist; DSRP Lead Ranch Hand; DSRP Ranch Hands Sheri Kapanka, Sean Untersee, and Joseph Schorp; DSRP Event Center Technician.

Personnel Matters, 551.074

E. Deliberate the employment, evaluation, duties, discipline, or dismissal of the Dripping Springs Ranch Park Event Center Coordinator.

Personnel Matters, 551.074

The City Council met in Executive Session from 9:47 p.m. – 10:40 p.m.

No vote or action was taken during Executive Session. Mayor Foulds returned the meeting to Open Session at 10:40 p.m.

Council Member King did not return to the meeting following Executive Session.

XIV. UPCOMING MEETINGS

A. City Council & Board of Adjustment Meetings

July 21, 2020 at 6:00 p.m. (6:00 Workshop / 6:00 Regular Meeting)

August 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

August 18, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

B. Board, Commission & Committee Meetings

July 16, 2020 Farmers Market Association Board at 10:00 a.m.

July 21, 2020 Emergency Management Commission at 12:00 p.m.

July 22, 2020 Economic Development Committee at 4:00 p.m.

July 27, 2020 Transportation Committee at 3:30 p.m.

July 28, 2020 Planning & Zoning Commission at 6:30 p.m.

August 3, 2020 Parks & Recreation Commission at 6:00 p.m.

August 6, 2020 Historic Preservation Commission at 4:00 p.m.

August 10, 2020 TIRZ No. 1 & No. 2 Board at 4:00 p.m.

August 10, 2020 Founders Day Commission at 6:00 p.m.

XV. ADJOURN

A motion was made by Mayor Pro Tem Manassian to adjourn the meeting. Council Member Harris-Allison seconded the motion which carried unanimously 4 to 0, with Council Member King absent during voting.

This regular meeting adjourned at 10:40 p.m.

DATE APPROVED: August 11, 2020

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary



City Council

Regular Meeting Minutes July 21, 2020 at 6:00 p.m.

A Regular Meeting of the City Council of Dripping Springs, Texas was held Tuesday, July 21, 2020 beginning at 6:00 p.m. via Videoconference and in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. 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, no later than 3:00 p.m., Tuesday, July 21, 2020.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81831741371?pwd=d2dXTEtIbVplZlJTT2N5bGdTSGR4UT09>

Meeting ID: 818 3174 1371

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+1 301 715 8592 US (Germantown)

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 818 3174 1371

Password: 451864

Find your local number: <https://us02web.zoom.us/j/81831741371>

Join by Skype for Business

<https://us02web.zoom.us/j/81831741371>

II. CALL TO ORDER AND ROLL CALL

Mayor & City Council Members present were:

Mayor Bill Foulds, Jr.
 Mayor Pro Tem Taline Manassian
 Council Member Place 2 Wade King
 Council Member Place 3 Todd Purcell (arrived at 6:04 p.m.)
 Council Member Place 4 April Harris Allison
 Council Member Place 5 Travis Crow

City Staff/Appointed Officials/Consultants present were:

City Administrator Michelle Fischer
 Deputy City Administrator Ginger Faught
 City Treasurer Gina Gills
 City Attorney Laura Mueller
 City Secretary Andrea Cunningham
 Public Works Coordinator Aaron Reed
 Communications Director Lisa Sullivan
 Parks & Community Services Director Kelly Schmidt

With a quorum of the City Council present, Mayor Foulds called the meeting to order at 6:00 p.m.

III. PLEDGE OF ALLEGIANCE

Mayor Foulds led the Pledge of Allegiance to the Flag.

IV. 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.

No one spoke during Presentation of Citizens.

A motion was made by Mayor Pro Tem Manassian to hear Business Item A out of order. Council Member Crow seconded the motion which carried unanimously 5 to 0.

BUSINESS AGENDA ITEM A

A. Discuss and consider approval of amendments to Professional Services Agreements for planning and engineering services related to the Tax Increment Reinvestment Zone Projects.

1. Staff Report

Kennan Smith presented the staff report which is on file. Staff recommends approval of the amending agreements.

2. AG | CM, Inc. Amendment, Preconstruction Consulting Services

3. Economic & Planning Systems, Inc. Amendment, P3 Advisory Services

4. HDR Engineering, Inc. \ Doucet Engineering Amendment, Engineering & Surveying Services

5. McCann Adams Studio Amendment, Planning & Architectural Services

A motion was made by Mayor Pro Tem Manassian to approve amendments to Professional Services Agreements for planning and engineering services related to the Tax Increment Reinvestment Zone Projects for AG | CM, Inc. Amendment, Preconstruction Consulting Services, Economic & Planning Systems, Inc. Amendment, P3 Advisory Services, HDR Engineering, Inc. \ Doucet Engineering Amendment, Engineering & Surveying Services, and McCann Adams Studio Amendment, Planning & Architectural Services. Council Member King seconded the motion which carried unanimously 5 to 0.

V. BUDGET

Budget items are for discussion only and no action will be taken. The City Council may provide staff direction.

A. Discussion and possible staff direction regarding the Fiscal Year 2020-2021 Municipal Budget.

Gina Gillis presented the staff report which is on file. Kelly Schmidt presented the budget for Parks & Community Services and Aaron Reed presented budgeted items for Public Works and wastewater.

No action was taken regarding this item.

VI. BUSINESS

A. Discuss and consider approval of amendments to Professional Services Agreements for planning and engineering services related to the Tax Increment Reinvestment Zone Projects.

1. Staff Report

2. AG | CM, Inc. Amendment, Preconstruction Consulting Services

3. Economic & Planning Systems, Inc. Amendment, P3 Advisory Services

4. HDR Engineering, Inc. \ Doucet Engineering Amendment, Engineering & Surveying Services

5. McCann Adams Studio Amendment, Planning & Architectural Services

Action and discussion regarding this item was taken earlier in the agenda.

VII. EXECUTIVE SESSION

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.

- A. Consultation with City Attorney regarding legal issues related to Emergency Management, Disaster Declaration, and Emergency Orders.**
Consultation with City Attorney, 551.071
- B. Deliberation of Real Property and Consultation with City Attorney regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses and real property in the Triangle and Veterans Memorial Park.**
Deliberation of Real Property, 551.072; Consultation with City Attorney, 551.071
- C. Deliberate employment, evaluation, duties, and compensation for the following: City Administrator; Deputy City Administrator; City Attorney; Executive Assistant; City Secretary & Municipal Court Clerk; Records Management Clerk; Finance Director; Accounting Clerk; Accounts Receivable Clerk; Communications Director; Receptionist; Information Technology Coordinator; IT Intern; Senior Planner; Planning Assistant Brandon Elliott; Planning Assistant Alicia Lundy-Morse; GIS Analyst; Planning & Development Intern; Emergency Management Coordinator; Public Works Coordinator; Code Enforcement Inspector; Building Official & Utility Coordinator; Building Permit Technician; Residential Plans Examiner & Inspector; Maintenance Director; Maintenance Workers Jim Bass, Sesario Garza, Timothy Tyree, and Bill Stevens; Maintenance & Service Worker; Parks & Community Services Director; Events & Programs Specialist; Program Event Coordinator; Farmers Market Manager; Founders Pool Manager; DSRP Event Center Manager; DSRP Event Center Coordinator; DSRP Customer Service Specialist; DSRP Lead Ranch Hand; DSRP Ranch Hands Sheri Kapanka, Sean Untersee, and Joseph Schorp; DSRP Event Center Technician.**
Personnel Matters, 551.074

The City Council did not meet in Executive Session.

VIII. UPCOMING MEETINGS

- A. City Council & Board of Adjustment Meetings**
August 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)
August 18, 2020 at 6:00 p.m.
September 8, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)
September 15, 2020 at 6:00 p.m.
- B. Board, Commission & Committee Meetings**
July 22, 2020 Economic Development Committee at 4:00 p.m.

July 23, 2020 Historic Preservation Commission at 4:00 p.m.
July 27, 2020 Transportation Committee at 3:30 p.m.
July 28, 2020 Planning & Zoning Commission at 6:30 p.m.
August 3, 2020 Parks & Recreation Commission at 6:00 p.m.
August 5, 2020 DSRP Board of Directors at 12:00 p.m.
August 6, 2020 Historic Preservation Commission at 4:00 p.m.
August 10, 2020 TIRZ No. 1 & No. 2 Board at 4:00 p.m.

IX. ADJOURN

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

This regular meeting adjourned at 6:56 p.m.

DATE APPROVED: August 11, 2020

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary



City of Dripping Springs

Report to the MAYOR and MEMBERS of the City Council

From the CITY TREASURER

For the Month ending July 31, 2020

Date: August 11, 2020

Year to date revenues remain higher than projected as of July 31st. Building code fees year to date are 32% higher than what we budgeted for the entire year. Overall Sales Tax collections are slightly higher than projected. Transfers to ECO D and SPA agreements increased which accounts for the lower figure in the revenues. At this time sales tax allocations for August have not been distributed. We have started to receive reimbursements from TDEM for the Dam Project which should be completed before the end of September.

General Fund expenses are close to projected. Salaries are higher because there were three pay periods in July. The TIRZ Ad Valorem transfer from the General Fund has increased due to the reconciliation of parcels which were inadvertently left out of the TIRZ initially. I will be transferring the remaining Ad Valorem funds this month. Other expenses which are over budget will be addressed on the next amendment.

Wastewater Revenue includes two months of sales tax transfers. Some revenues are lower than projected and will be addressed in the next amendment. Other income includes administrative fees and a \$12,000.00 excess bond distribution from the Headwaters MUD. We will be preparing for the next Outlay submittal soon to reimburse TWDB expenses to date. Expenses are higher than projected in some areas. Those not originally budgeted for will be adjusted on the amendment.

\$16,179.78 was collected in interest for the Month of July. The General Fund, Wastewater Utility Fund and Dripping Springs Ranch Park Fund statements are included with this report.

Respectfully Submitted,

Gina Gillis
Gina Gillis

City of Dripping Springs GENERAL FUND
Income Statement
For the Ten Months Ending July 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Sales Tax Revenue	\$ 153,584.02	\$ 156,664.97	\$ 1,518,735.04	\$ 1,566,649.70
Mixed Beverage	6,902.91	0.00	53,132.70	43,500.00
Alcohol Permit Fees	0.00	531.50	5,085.00	5,315.00
Ad Val Tax Interest /Penalties	693.41	333.33	4,962.63	3,333.30
Ad Valorem Tax	5,675.95	107,377.25	1,289,240.41	1,073,772.50
Transfer from Park Dedication	4,495.73	22,475.00	83,651.73	224,750.00
TXF from Landscaping Fund	0.00	741.67	0.00	7,416.70
FEMA Funds Dam Repair	25,188.79	0.00	61,376.04	0.00
TXF from DSRP	15,500.00	0.00	15,500.00	0.00
Subdivision Fees	1,750.00	37,641.67	146,725.00	376,416.70
Site Development Fees	75,633.13	22,127.57	351,824.52	221,275.70
Other Fees (Zoning, Sign, Ord)	2,685.00	5,442.08	79,814.30	54,420.80
Building Code Fees	174,111.35	85,000.00	1,345,831.66	850,000.00
Daily Pool Entries	6,416.00	0.00	6,416.00	0.00
Programs	25.00	3,872.92	1,107.00	38,729.20
Swim Lesson Fees	0.00	0.00	833.70	0.00
Private Pool Party Fees	280.00	0.00	280.00	0.00
Park Rental Income	160.00	125.00	3,558.00	1,250.00
Park Donations	0.00	0.00	8,416.92	5,000.00
Pavilion,& Pool Rental	0.00	3,955.83	285.00	39,558.30
Rental Income	0.00	0.00	150.00	0.00
Muni Court Summons Fees	0.00	20.83	0.00	208.30
Checking Acct Interest	4,391.80	2,916.67	40,102.39	29,166.70
Txf from Contingencies	0.00	0.00	28,274.09	0.00
Other Income	4,527.80	4,166.67	78,492.43	41,666.70
Health Permits/Inspections	4,635.00	4,166.67	48,038.75	41,666.70
ESD Inspections Income	0.00	0.00	16,726.22	11,250.00
FD Arts,Crafts,Business Booth	0.00	0.00	0.00	6,500.00
FD Food Booths	0.00	0.00	0.00	1,100.00
FD BBQ Cookers	0.00	0.00	0.00	4,600.00
FD Carnival	0.00	0.00	0.00	9,500.00
FD Parade	0.00	0.00	0.00	3,750.00
FD Sponsorship/Other	0.00	0.00	0.00	63,600.00
FD Parking Concession	0.00	0.00	0.00	1,700.00
FD Electric	0.00	0.00	0.00	2,400.00
FD Miscellaneous	0.00	0.00	700.00	0.00
Total Revenues	486,655.89	457,559.63	5,189,259.53	4,728,496.30
Expenses				
TML Liability Insurance	3,698.50	1,230.75	15,026.25	12,307.50
TML Property Insurance	8,118.50	2,086.17	31,779.25	20,861.70
TML Workmen's Comp Insurance	2,472.00	821.08	21,621.50	8,210.80
Office Salaries	193,247.66	137,570.71	1,340,318.63	1,375,707.10
City OT	710.83	0.00	8,792.70	0.00
DSRP Parks	15,696.01	19,287.00	134,904.03	192,870.00
Pool Management	4,077.00	0.00	7,011.00	0.00
Parks Consultant	0.00	416.67	0.00	4,166.70
DSRP On Call	200.00	0.00	800.00	0.00
Lifeguard	11,807.56	0.00	11,807.56	0.00
Lifeguard OT	9.30	0.00	9.30	0.00
DSFM Manager	(45.54)	0.00	0.00	0.00
DSRP OT	292.88	0.00	4,460.40	0.00
Camp Staff	0.00	6,240.00	0.00	18,720.00
Dam Repair	2,021.74	25,596.27	83,041.58	255,962.70
ON CALL	2,200.00	0.00	10,400.00	0.00

For Management Purposes Only

City of Dripping Springs GENERAL FUND
Income Statement
For the Ten Months Ending July 31, 2020

Item # 4.

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Bldg. Inspector	134,882.71	68,000.00	651,878.87	680,000.00
Health Inspector	3,815.64	3,750.00	32,768.61	37,500.00
Bad Debt Expense	100.00	416.67	325.00	4,166.70
St. Unemployment Ins.-Off	1,579.80	0.00	25,105.12	0.00
TMRS Retirement	747.43	8,801.19	5,500.86	88,011.90
Employee Benefits	12,060.37	16,874.72	144,669.19	168,747.20
Office FICA	13,758.73	0.00	89,739.70	0.00
Parks FICA	6,040.66	0.00	34,029.73	0.00
Office Med	3,217.81	0.00	21,643.52	0.00
Parks Med	489.74	0.00	3,007.80	0.00
Financial Services	14,707.50	11,666.67	121,051.25	116,666.70
Engr/Surveying Services	217.50	5,833.33	44,345.16	58,333.30
Architect and Landscape Cons	117.50	416.67	3,930.70	4,166.70
Lighting Consultant	0.00	83.33	750.00	833.30
Human Resource Consultant	0.00	1,250.00	10,427.61	12,500.00
City Attorney	17,640.55	9,583.33	115,231.76	95,833.30
Muni Court Attorney/ Judge	600.00	416.67	4,984.39	4,166.70
Records Management	60.00	48.33	660.00	483.30
Fleet Acquisition	0.00	0.00	24,951.08	27,000.00
Fleet Maintenance	445.60	1,000.00	5,286.36	10,000.00
Office Supplies	1,941.05	2,083.33	18,396.07	20,833.30
Founders Park/Pool Supplies	3,415.42	114.58	4,469.49	1,145.80
Sports & Rec Park Supplies	98.70	0.00	164.14	0.00
Pool Chemicals	0.00	583.33	2,482.79	5,833.30
Office Equip & Misc Office Exp	0.00	416.67	5,076.68	4,166.70
Maintenance Equipment	12.97	3,875.00	23,051.53	38,750.00
Program Supplies	58.33	83.33	702.68	833.30
Maintenance Supplies	52.82	233.08	2,703.10	2,330.80
Tools & Equipment	0.00	0.00	19.34	0.00
Pool Equipment	149.00	31.25	149.00	312.50
General Park Supplies	23.97	333.33	2,585.97	3,333.30
Parks Mileage	73.89	0.00	73.89	0.00
Park Dues, Fees, Subscriptions	30.07	0.00	85.33	0.00
Pool Training	342.00	83.33	342.00	833.30
Network & Telephone	935.01	1,680.00	42,883.53	16,800.00
Office IT Equipment & Support	4,307.53	1,811.33	17,106.78	18,113.30
Software	292.02	10,351.17	84,193.67	103,511.70
Pool Phone & Network	986.80	66.67	1,169.02	666.70
Portable Toilets Parks	460.00	416.67	3,970.00	4,166.70
Postage & Shipping	118.80	291.67	1,892.42	2,916.70
Family Violence Center	7,000.00	583.33	7,000.00	5,833.30
Lighting Compliance	90.00	166.67	90.00	1,666.70
Public Safety	0.00	0.00	3,400.00	3,400.00
Stephenson Maintenance	0.00	416.67	23.94	4,166.70
Office Maintenance/Repairs	1,035.31	913.33	9,358.53	9,133.30
City Hall Improvements	0.00	833.33	5,491.53	8,333.30
Equipment Maintenance	9.38	95.83	892.75	958.30
Uniforms	129.50	250.00	2,463.90	2,500.00
Office Electricity	416.93	375.00	3,387.36	3,750.00
Street Electricity	1,396.09	1,666.67	12,686.44	16,666.70
Founders Park/Pool Electricity	601.92	625.00	5,398.50	6,250.00
Sports & Rec Park Electricity	243.82	41.67	933.38	416.70
Triangle Electricity	38.25	166.67	424.19	1,666.70
DSRP House Network/Phone	187.39	66.67	1,051.30	666.70
DSRP Electricity	119.39	100.00	616.46	1,000.00
DSRP House Septic	0.00	62.50	0.00	625.00
Stephenson Bldg Electric	108.60	166.67	1,000.73	1,666.70
Historic District	0.00	125.00	2,142.71	1,250.00

City of Dripping Springs GENERAL FUND
Income Statement
For the Ten Months Ending July 31, 2020

Item # 4.

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Charro Ranch Improvements	0.00	58.33	0.00	583.30
Founders Park/Pool Improvmts	(368.02)	6,250.00	74,187.75	62,500.00
Sports & Rec Park Improvements	0.00	17,833.33	9,456.00	178,333.30
DSRP Improvements	267.87	2,621.67	24,613.74	26,216.70
Stephenson Bldg	300.00	1,250.00	16,875.00	12,500.00
Stephenson Parking Lot	0.00	541.67	0.00	5,416.70
DSRP House Furniture & Equip	0.00	0.00	1,710.88	0.00
Copier Lease Expense	0.00	0.00	2,577.71	0.00
Street Maintenance	750.00	14,626.25	26,326.08	146,262.50
Transportation Improvements	3,645.25	55,801.67	277,499.20	558,016.70
General Parks Maintenance	0.00	666.67	61.81	6,666.70
Charro Ranch Maintenance	23.94	716.67	23.94	7,166.70
Founders Pool/Park Maintenance	254.17	1,291.67	7,342.97	12,916.70
Sports & Rec Park Maintenance	747.51	2,325.00	4,760.20	23,250.00
Triangle Maintenance	0.00	750.00	41.13	7,500.00
DSRP Maintenance	0.00	116.67	669.99	1,166.70
Stephenson Lawn Maintenance	0.00	0.00	400.00	0.00
Founders Park Lawn Maintenance	950.00	0.00	3,800.00	0.00
Sports & Rec Park Lawn Mainten	3,550.00	0.00	9,850.00	0.00
Triangle Lawn Maintenance	0.00	0.00	400.00	0.00
City Hall Lawn Maintenance	0.00	83.33	0.00	833.30
Charro Ranch Lawn Maintenance	1,550.00	0.00	6,100.00	0.00
S&R Trail Maintenance	2,220.00	0.00	2,220.00	0.00
Pool Maintenance	469.07	1,291.67	851.28	12,916.70
Founders Park/Pool Water	365.95	291.67	3,875.45	2,916.70
Sports & Rec Park Water	1,375.25	1,083.33	14,145.66	10,833.30
Triangle Water	38.72	16.67	366.82	166.70
City Hall Water	44.10	54.17	438.58	541.70
City Streets Water	310.22	250.00	3,389.22	2,500.00
Stephenson Bldg Water	38.93	41.67	367.54	416.70
Training/Education	834.64	3,446.04	11,163.72	34,460.40
Future Land Use Plan	0.00	2,500.00	0.00	25,000.00
Dues, Fees, Publications	611.27	2,002.08	15,793.84	20,020.80
Public Notices	0.00	500.00	5,818.62	5,000.00
Public Relations	0.00	416.67	4,997.05	4,166.70
Newsletter- Website	0.00	0.00	0.00	1,500.00
Code Publication	0.00	708.33	8,969.19	7,083.30
FD Publicity	24.46	0.00	1,744.60	8,500.00
FD Portable Toilets	0.00	0.00	0.00	6,500.00
FD Security	0.00	0.00	0.00	20,000.00
FD Traffic Plan & Barricades	0.00	0.00	5,247.20	19,874.00
FD Band	0.00	0.00	0.00	15,000.00
FD Clean Up	0.00	0.00	0.00	4,600.00
FD Postage/Supplies/Misc	0.00	0.00	83.00	7,000.00
FD Sponsorship	0.00	0.00	178.11	5,000.00
FD Parade	0.00	0.00	0.00	650.00
FD Tent, Table, Chairs	0.00	0.00	0.00	4,500.00
FD Electricity	0.00	0.00	0.00	1,800.00
FD Electrical setup	0.00	0.00	0.00	4,600.00
FD Contingencies	0.00	0.00	0.00	31,141.36
City Mileage	17.25	166.67	1,582.76	1,666.70
Christmas on Mercer St.	0.00	0.00	1,668.00	0.00
Miscellaneous Office Expense	3,854.73	1,666.67	4,436.71	16,666.70
Economic Development	0.00	5,000.00	5,000.00	5,000.00
Emergency Management	0.00	381.67	19,080.91	3,816.70
Emergency Equipment Maint	92.12	333.33	1,233.97	3,333.30
Emergency Fire& Safety	83.00	176.50	913.00	1,765.00
EM Mgt PR	0.00	441.67	0.00	4,416.70

City of Dripping Springs GENERAL FUND
 Income Statement
 For the Ten Months Ending July 31, 2020

Item # 4.

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
COVID 19	2,032.50	0.00	7,046.46	0.00
Municipal Election	0.00	0.00	0.00	5,700.00
Contingencies	0.00	4,166.67	28,274.09	41,666.70
Transfer to Reserve Fund	0.00	0.00	125,000.00	125,000.00
TXF to TIRZ	0.00	0.00	154,366.92	180,471.77
TXF to DSRP OP	0.00	57,557.86	57,557.86	57,557.86
Total Expenses	503,745.87	537,925.58	4,230,645.02	5,244,792.19
Net Income	\$ (17,089.98)	\$ (80,365.95)	\$ 958,614.51	\$ (516,295.89)

City of DS Wastewater Utility Fund
Income Statement
For the Ten Months Ending July 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
1/4 Cent Sales Tax	\$ 104,375.17	\$ 49,044.37	\$ 498,372.55	\$ 490,443.70
Solid Waste	8,648.44	9,000.00	36,414.42	36,000.00
Cable	0.00	9,583.33	100,502.47	95,833.30
Telephone Franchise Fees	12.54	1,250.00	11,444.03	12,500.00
PEC Franchise fees	0.00	0.00	97,978.92	90,000.00
Texas Gas Franchise Fees	2,037.42	300.00	3,542.07	3,000.00
Line Extensions	0.00	0.00	2,422.44	0.00
Delayed Connection Fees	1,400.00	17,345.83	126,786.88	173,458.30
Over Use fees	4,953.82	1,666.67	45,161.01	16,666.70
Transfer Fees	810.00	83.33	5,028.92	833.30
Wastewater Service	67,827.65	67,323.10	637,040.53	673,231.00
Reuse Fees	0.00	10,333.97	10,050.00	103,339.70
Interest Income	5,992.38	3,750.00	50,045.63	37,500.00
Late Fees	1,324.57	250.00	7,885.82	2,500.00
Other Income	12,334.25	2,500.00	49,293.92	25,000.00
TXF from TWDB	0.00	0.00	973,829.18	0.00
Total Revenues	209,716.24	172,430.60	2,655,798.79	1,760,306.00
Expenses				
Administrative	8,976.75	8,700.00	92,518.50	87,000.00
Operations- Routine	5,287.29	6,250.00	41,234.52	62,500.00
Operations Non Routine	15,123.60	4,166.67	45,363.36	41,666.70
Regulatory	0.00	291.67	1,877.76	2,916.70
Legal Fees	(1,186.21)	2,500.00	13,087.82	25,000.00
Financial	0.00	0.00	10,000.00	10,000.00
Planning/Permitting	26,053.82	4,166.67	65,338.55	41,666.70
Engineering and Surveying	9,310.85	1,666.67	37,455.45	16,666.70
Chlorinator Alarm	0.00	83.33	0.00	833.30
Discharge Amendment 2 1695-001	0.00	0.00	13,115.15	0.00
Construction Phase Services	0.00	833.33	0.00	8,333.30
Road Reconstruction	895.00	1,666.67	895.00	16,666.70
TWDB East Interceptor	1,750.00	0.00	55,518.98	0.00
TWDB West Interceptor	31,775.00	0.00	130,241.86	0.00
2nd Phase Ca Irrigation Fields	0.00	25,000.00	0.00	250,000.00
CIP 2nd Amend1881-001	0.00	416.67	0.00	4,166.70
TWDB 1923-001	1,175.00	0.00	28,757.27	0.00
TWDB Misc	315,690.18	0.00	1,113,529.76	0.00
Lift Station Upgrades	0.00	0.00	46,734.58	0.00
Reclaimed Water Fac 1953-001	26,243.75	0.00	51,392.67	0.00
Reclaim Wtr Hold Pond 1952-001	540.00	0.00	10,702.50	0.00
Sewer CAD Modeling	17,968.00	0.00	30,886.50	0.00
Other Expense	0.00	416.67	27,622.00	4,166.70
WW Lawn Maintenance	0.00	0.00	10,699.01	0.00
System Maintenance and Repair	0.00	1,666.67	14,064.56	16,666.70
Odor Control	0.00	1,250.00	126.82	12,500.00
Jetting Lines	6,256.16	833.33	20,173.46	8,333.30
Drip Field Repairs	0.00	1,666.67	5,636.45	16,666.70
Lift Station Cleaning	0.00	333.33	4,731.73	3,333.30
Meter Calibration	0.00	58.33	0.00	583.30
Chlorinator Maintenance	0.00	208.33	2,045.00	2,083.30
Drip Field Maintenance	0.00	833.33	0.00	8,333.30
Electric	4,334.65	3,750.00	33,176.82	37,500.00
Phone	231.76	250.00	5,749.38	2,500.00
Supplies	38.89	250.00	9,413.77	2,500.00
Chemicals	1,185.36	666.67	5,377.90	6,666.70

City of DS Wastewater Utility Fund
Income Statement
For the Ten Months Ending July 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Lab Testing	1,405.47	2,083.33	44,763.64	20,833.30
Sludge Hauling	2,300.00	6,666.67	65,880.00	66,666.70
Wastewater Flow Measurement	590.00	750.00	5,310.00	7,500.00
Pump Repairs	0.00	0.00	3,957.47	0.00
Lift Station Repairs & Maint	577.08	1,250.00	29,275.37	12,500.00
WWTP Repairs	0.00	2,500.00	23,600.80	25,000.00
Equipment	599.00	1,416.67	12,330.41	14,166.70
Pump and Haul	9,360.00	2,500.00	87,780.00	25,000.00
Water CCN Application	0.00	0.00	0.00	5,000.00
Reimb Caliterra West Intercept	0.00	41,666.67	0.00	416,666.70
Dues, Fees and Subscriptions	0.00	8.33	0.00	83.30
Transfer to Water Fund	0.00	0.00	0.00	12,000.00
Total Expenses	486,481.40	126,766.68	2,200,364.82	1,294,666.80
Net Income	\$ (276,765.16)	\$ 45,663.92	\$ 455,433.97	\$ 465,639.20

DSRP Operating Fund
Income Statement
For the Ten Months Ending July 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Revenues				
Riding Series	\$ 0.00	\$ 6,666.67	\$ 55,408.50	\$ 66,666.70
General Donations	0.00	0.00	6.00	0.00
Cleaning Fees	225.00	291.67	8,314.19	2,916.70
Staff Fees	75.00	208.33	1,186.25	2,083.30
Horse Riding Permits	385.00	1,000.00	7,861.10	10,000.00
Interest Income	66.72	83.33	809.53	833.30
Other Income	0.00	500.00	7,614.78	5,000.00
Field Rental	0.00	0.00	1,396.25	0.00
Miscellaneous Fees	130.00	0.00	820.00	0.00
Indoor Arena Rental	7,262.50	0.00	19,597.81	0.00
Event Facility Rental	0.00	8,333.33	4,150.00	83,333.30
House Rental	0.00	333.33	0.00	3,333.30
RV Site Rental	1,360.00	1,875.00	10,386.03	18,750.00
Stall Rental	5,325.00	1,083.33	18,151.07	10,833.30
Outdoor Arena	0.00	0.00	850.00	0.00
Equipment Rental	64.00	500.00	4,099.25	5,000.00
Special Event Room Rental	1,000.00	0.00	9,862.50	0.00
Merchandise Sales	926.62	833.33	9,298.90	8,333.30
TXF from HOT Parking Lot	0.00	0.00	0.00	50,000.00
NA Small Event Room	0.00	0.00	4,800.00	0.00
NA Concession	0.00	0.00	900.00	0.00
DSRP Concessions	225.00	0.00	1,057.03	0.00
TXF from Gen Fund	0.00	0.00	57,557.86	57,557.86
TXF from HOT	0.00	0.00	46,138.76	135,759.76
DSRP Sponsorship	300.00	0.00	300.00	0.00
TXF from Ag Facility Fund	0.00	0.00	12,180.00	2,555.00
Total Revenues	17,344.84	21,708.32	282,745.81	462,955.82
Expenses				
Advertising	0.00	41.67	529.00	416.70
Bank Fees	240.09	0.00	767.53	0.00
DSRP ON CALL	0.00	866.67	5,400.00	8,666.70
Training and Education	0.00	266.25	4,104.83	2,662.50
Stall Cleaning	0.00	166.67	600.00	1,666.70
Lawn Maintenance	2,900.00	0.00	13,150.00	0.00
General Maintenance	1,952.84	4,583.33	5,585.81	45,833.30
Dues, Fees and Subscriptions	0.00	83.33	741.00	833.30
Fair& Rodeo Expense	0.00	0.00	50.00	0.00
Network/Communications	0.00	1,291.67	2,219.27	12,916.70
Riding Series	1,200.00	3,333.33	31,429.90	33,333.30
DSRP Postage	0.00	0.00	5.99	0.00
Merchandise Supplies	0.00	0.00	9,594.00	0.00
DSRP Improvements	0.00	5,833.33	79,957.04	58,333.30
Other Expense	106.79	208.33	268.88	2,083.30
Mileage	0.00	125.00	340.50	1,250.00
Alarm	0.00	0.00	0.00	1,080.00
Propane/Gas	85.50	291.67	1,736.02	2,916.70
Electric	4,497.49	5,000.00	45,536.02	50,000.00
Phone	429.89	0.00	840.20	0.00
Water	761.63	1,250.00	6,155.92	12,500.00
Supplies	473.42	1,666.67	17,094.52	16,666.70
DSRP Office Supplies	236.25	250.00	2,409.95	2,500.00
TXF to HCLE	0.00	0.00	2,280.00	0.00
Portable Toilets	130.00	66.67	650.00	666.70
Drainage Repairs	0.00	9,166.67	0.00	91,666.70

For Management Purposes Only

DSRP Operating Fund
Income Statement
For the Ten Months Ending July 31, 2020

	Current Month Actual	Current Month Budget	Year to Date Actual	Year to Date Budget
Equipment Maintenance	760.39	0.00	16,287.30	0.00
Equipment	410.00	1,666.67	22,101.76	16,666.70
Equipmental Rental	165.00	83.33	359.20	833.30
Fleet Maintenance	0.00	0.00	241.85	0.00
Contingencies	0.00	0.00	13,168.00	0.00
TXF to Gen Fund	15,500.00	0.00	15,500.00	0.00
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	29,849.29	36,241.26	299,104.49	363,492.60
	<hr/>	<hr/>	<hr/>	<hr/>
Net Income	\$ (12,504.45)	\$ (14,532.94)	\$ (16,358.68)	\$ 99,463.22
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Laura Mueller, City Attorney

Council Meeting Date: August 11, 2020

Agenda Item Wording: **Approval a Resolution of the City Council of the City of Dripping Springs, Texas approving a DSRP Sponsorship Policy to Allow the Dripping Springs Ranch Park Board to recommend, and the City Council to approve, Certain Requests for Reduced Fees for Dripping Springs Ranch Park Use.**

Agenda Item Requestor: City Attorney

Summary/Background: This policy was adopted in 2017. Because the City adopted both a Co-Sponsorship Policy and an ordinance for the DSRP Board, this policy needed to be updated. This policy works in conjunction with the City Policy, but includes DSRP relevant criteria and process for choosing sponsorship/reduced rate users.

Commission Recommendations: N/A

Recommended Council Actions: Approve

Attachments: Resolution adopting policy. 2017 Resolution being repealed.

Next Steps/Schedule: If approved, the policy will be implemented by Staff and the DSRP Board.

RESOLUTION NO. 2017-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, APPROVING AN AMENDED REDUCED FEE POLICY TO ALLOW THE RANCH PARK MANAGER TO APPROVE CERTAIN REQUESTS FOR REDUCED FEES FOR DRIPPING SPRINGS RANCH PARK USE.

WHEREAS, the City Council finds that it is desirable for the City to authorize the Ranch Park Manager to review and approve certain requests for reduced fees for activities run by a nonprofit; and

WHEREAS, the City Council will review any request for reduced fees when request is for more than a 25% discount; and

WHEREAS, the Dripping Springs Ranch Park Manager shall report to the City Council on the approved requests for reduced fees; and

WHEREAS, the City Council has the authority to delegate authority to individual employees of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

1. The Dripping Springs Ranch Park Manager is authorized to approve certain requests for reduced fees as outlined in the Policy in Attachment "A".

PASSED AND APPROVED by the City Council of the City of Dripping Springs this the 10th day of October 2017.

CITY OF DRIPPING SPRINGS

By: 
MAYOR PRO TEM BILL FOULDS

ATTEST:


CITY SECRETARY ANDREA CUNNINGHAM



City of Dripping Springs

Policy
for Use of the
Dripping Springs Ranch Park
at No Cost or a Reduced Rate

Updated October 10, 2017

A. Purpose

This Policy is enacted to provide guidelines and standards for the City of Dripping Springs ("City") to allow use of the Dripping Springs Ranch Park Event Center and other park amenities ("DSRP") by certain qualified entities at no cost or at a reduced rate.

B. Definitions

- (1) **Agreement:** a statement or exchange of promises between the City and any User.
- (2) **City:** the City of Dripping Springs, an incorporated Type A, general-law municipality located in Hays County, Texas.
- (3) **Entity:** a human individual, sole proprietorship, partnership, corporation, non-profit corporation, foundation or unincorporated association, or agency.
- (4) **User:** an Entity approved by the City to use DSRP without cost or at a reduced rate.
- ~~(4)~~(5) **Non-profit:** an Entity that is classified as a non-profit under the United States Internal Revenue Code. The city may require any information necessary to determine whether an organization is non-profit for purposes of this exemption.

C. Types & Time of Use

- (1) Depending on the needs of the User, and the needs of the City, the City may agree to allow use of DSRP:
 - (a) by a single User once;
 - (b) by a single User on a recurring basis for a set amount of time; or
 - (c) by a specific group of multiple Users for one time.
- (2) The City may agree to allow use of any of the rentable facilities at DSRP.

D. Standards for Selecting User

The City will allow an Entity to use DSRP if that Entity satisfies three or more of the following criteria. Priority will be given to those Entities that satisfy multiple criteria.

- (1) The Entity has an office or branch located in the City.
- (2) The Entity is classified as a non-profit under the United States Internal Revenue Code.
- (3) The Entity has a history of providing financial support to the City.
- (4) The Entity has a history of supporting City events by advertising for such City events, volunteering at such City events, or co-sponsoring City events.
- (5) The Entity has a good-faith and demonstrated need for financial assistance.
- (6) The use of DSRP by the Entity furthers a project that has been approved by the City Council.
- (7) The Entity has no adequate alternative space to use.
- (8) The Entity's use of DSRP is to serve as a place for multiple civic groups, charitable organizations and/or political subdivisions to meet together.
- (9) The Entity's use of the DSRP will not pose a realistic threat to the public health, safety or welfare, or create an unreasonable source of legal liability for the City.
- (10) The Entity's use of the DSRP will not create an undue, continuing financial burden on the City, a result of which is to create a public obligation that outweighs the public benefits.

E. Paying Entity

In the event that a paying Entity is requesting to use DSRP during a time a User is scheduled to use DSRP, the City may require the User to utilize the DSRP during another time. In such an event, the City will give the User notice of the re-scheduling fifteen (15) days prior to the originally scheduled event.

F. Application

Any Entity interested in becoming a User must fill out a Use Application on file with the City.

G. Use Agreement

All Users must sign a Use Agreement created by the City.

H. ~~City Council~~ Approval

(1) The City Council may approve Use Agreements that satisfy the terms of this Ordinance Policy.

(2) The Dripping Springs Ranch Park Manager may approve Use Agreements with reduced fees of up to twenty-five percent (25%) pursuant to this Policy if:

(a) the requestor is a non-profit entity as defined above; and

(b) the requestor meets at least two additional criteria listed above in Section D for reduced fees.

I. Reporting

The Dripping Springs Ranch Park Manager shall provide quarterly reporting to the City Council that reflects all reduced fee User Agreements.

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2020-R__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, APPROVING A SPONSORSHIP POLICY TO ALLOW THE DRIPPING SPRINGS RANCH PARK BOARD TO RECOMMEND, AND THE CITY COUNCIL TO APPROVE, CERTAIN REQUESTS FOR REDUCED FEES FOR DRIPPING SPRINGS RANCH PARK USE.

WHEREAS, the City Council finds that it is desirable for the City to amend its DSRP Sponsorship policy to conform to the City's ordinances and Sponsorship Policy; and

WHEREAS, the City Council finds that the adoption of this policy is in the best interest of the City, its residents, and its visitors.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

1. That the City of Dripping Springs DSRP Sponsorship attached as Attachment "A" is adopted.
2. That Resolution No. 2017-63 is repealed.
3. The City Staff is directed to assist the DSRP Board and City Council in implementing this policy.

PASSED AND APPROVED this, the 11th day of August 2020.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A "

City of Dripping Springs

Policy

for

**Use of the Dripping Springs Ranch Park
for Sponsorships**

*This Policy is in addition to the Dripping Springs
Sponsorship Policy-Resolution 2020-R31.*

Adopted August 11, 2020

A. Purpose

This Policy is enacted to provide guidelines and standards for the City of Dripping Springs (“City”) to allow use of the Dripping Springs Ranch Park Event Center and other park amenities (“DSRP”) by certain qualified entities at a reduced rate. This policy is designed to supplement the City’s Co-Sponsorship Policy.

B. Types & Time of Use

- (1) Depending on the needs of the User, and the needs of the City, the City may agree to allow use of DSRP at a reduced rate:
 - (a) by a single User once;
 - (b) by a single User on a recurring basis for a set amount of time; or
 - (c) by a specific group of multiple Users for one time.
- (2) The City may agree to allow use of any of the rentable facilities at DSRP at a reduced rate.

C. Standards for Selecting User

The City will allow an Entity to use DSRP if that Entity satisfies three or more of the following criteria. Priority will be given to those Entities that satisfy multiple criteria.

- (1) The Entity has an office or branch located in the City.
- (2) The Entity is classified as a non-profit under the United States Internal Revenue Code or has a co-applicant who is a nonprofit corporation.
- (3) The Entity has a history of providing financial support to the City.
- (4) The Entity has a history of supporting City events by advertising for such City events, volunteering at such City events, or co-sponsoring City events.
- (5) The Entity has a good-faith and demonstrated need for financial assistance.
- (6) The use of DSRP by the Entity furthers a project that has been approved by the City Council.
- (7) The Entity has no adequate alternative space to use.
- (8) The Entity’s use of DSRP is to serve as a place for multiple civic groups, charitable organizations and/or political subdivisions to meet together.
- (9) The Entity’s use of the DSRP will not pose a realistic threat to the public health, safety or welfare, or create an unreasonable source of legal liability for the City.
- (10) The Entity’s use of the DSRP will not create an undue, continuing financial burden on the City, a result of which is to create a public obligation that outweighs the public benefits.

D. Application

Any Entity interested in becoming a User must fill out a Sponsorship Application on file with the City.

E. Use Agreement

All Users must sign a Sponsorship Agreement created by the City.

F. Approval

The City Council may approve Sponsorship Agreements that satisfy the terms of this Policy and the City of Dripping Springs Co-Sponsorship Policy and that have been recommended by the Dripping Springs Ranch Park Board.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Aaron Reed, Public Works Coordinator

Council Meeting Date: 08/11/2020

Agenda Item Wording: **Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Western Springs Apartments Wastewater Improvements.**

Agenda Item Requestor:

Summary/Background: Western Springs Apartments extended the public wastewater line to the Northwest corner of their property in dedicated wastewater easements. All plans have been reviewed by the City's Wastewater Engineer and inspected by the City's Wastewater Inspector. The public line will provide service to the apartment complex and give the City the opportunity to expand its wastewater system in the future.

**Commission
 Recommendations:**

**Recommended
 Council Actions:** City staff recommends approval.

Attachments:

Next Steps/Schedule: Send to City Secretary for execution

ENDURANCE ASSURANCE CORPORATION

MAINTENANCE BOND
BOND NO.-EACX4009596

KNOW ALL MEN BY THESE PRESENTS,

That we, Zimmerman Properties Construction LLC as Principal (hereinafter called the Principal), and **Endurance Assurance Corporation** a corporation under the laws of the State of **Delaware**, as Surety (hereinafter called the Surety) are held and firmly bound unto **City of Dripping Springs TX**, as Obligee, (hereinafter called Obligee) in the sum of **Three Hundred one thousand & eighty three Dollars, (\$301,083.00)**, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal entered into a certain written contract with the Obligee dated the **13th** day of **July, 2020 pertaining to Western Springs Apartments – Sanitary Sewer** to which contract is hereby referred to as the Contract.

WHEREAS, the Contract contains provisions of the correction of any defects due to defective materials or workmanship in the work performed under said Contract.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall well and truly, upon receipt of written notification from the Obligee, remedy any defects which are discovered and reported during a period from **July 13 2020** ,to **August 30 2022, (due to COVID-19 uncertainty in the City Council Approval Dates)** provided such defects are caused by defective materials or workmanship, then this obligation shall be void; otherwise to be and remain in full force and effect.

Any suit under this bond must be instituted before the expiration of one (1) year from the date of the written notification referred to in the paragraph above, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

The penal sum of this bond shall be reduced by and to the extent of any payment or payments made in good faith.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Obligee named herein or its heirs, executors, administrators or successors.

Signed and sealed this **13th** day of **July, 2020**.

(Principal) (Seal)

(Witness)

Ken Mitchell

(Witness)

(Title)

ENDURANCE ASSURANCE CORPORATION

By Robin Pennington
Robin Pennington Attorney-in-



CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2020-R__

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”),
ACCEPTING WASTEWATER IMPROVEMENTS AND APPROVING AND
ACCEPTING A MAINTENANCE BOND FOR WESTERN SPRINGS
APARTMENTS, PROVIDING FOR EFFECTIVE DATE; AND PROPER
NOTICE & MEETING

WHEREAS, Zimmerman Properties Construction, LLC (“Contractor”) recently completed and the City Engineer for the City of Dripping Springs has inspected the wastewater improvements (“Improvements”) for Western Springs Apartments; and

WHEREAS, the City desires to accept as being complete in accordance with applicable development the Improvements at Western Springs Apartments; and

WHEREAS, the City of Dripping Springs City Council (“City Council”) seeks the Contractor to provide a Maintenance Bond (Attachment “A”) conditioned to guarantee for the period of Two (2) Years from and after the date of substantial completion of the Improvements, guaranteeing the materials and workmanship related to Contractor’s Improvements; and

WHEREAS, this Resolution conforms with the Maintenance and Guarantee regulation of the City’s Code requiring all public improvements be free from defects for a period of two (2) years; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to approve this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dripping Springs City, Texas, that:

1. The foregoing recitals are adopted as facts and are incorporated into this Resolution by reference as findings of fact as if expressly set forth herein.
2. The City Council hereby accepts the Wastewater Improvements in Western Springs Apartments.
3. The City Council hereby approves and accepts the Contractor’s proposed Maintenance Bond No. EACX4009596, from Endurance Assurance Corporation (“Insurer”), included

and attached herein (Attachment "A").

4. Conditioned upon the fiscal guarantee for maintenance from the Contractor and the Insurer, the City shall assume responsibility for the repair, maintenance, and regulation of the Improvements for the benefit of the public.
5. The City Council hereby authorizes the Mayor or the Mayor's designee to execute any documentation on the City's behalf necessary to effectuate the intent and purpose of this Resolution.
6. This Resolution shall take effect immediately upon passage.
7. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the 11th day of August 2020, by a vote of ___ (ayes) to ___ (nays) to ___ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

ATTACHMENT "A"

**Maintenance Bond No. EACX4009596: Zimmerman Properties Construction LLC
and
Endurance Assurance Corporation**



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Michelle Fischer, City Administrator

Council Meeting Date: 08/11/2020

Agenda Item Wording: **Approval of Revised Job Description for the Dripping Springs Ranch Park Event Center Coordinator.**

Agenda Item Requestor: Tina Adams, DSRP Event Center Manager & Kelly Schmidt, Parks & Community Services Director

Summary/Background: The DSRP Event Center Coordinator position is currently open. The event Center Manager and Parks & Community Services Director recommend a few minor changes to the job description, which are shown in the document. The City Attorney has reviewed the revisions.

Commission Recommendations: N/A

Recommended Council Actions: Approve the revised job description.

Attachments: Revised job description.

Next Steps/Schedule: Post approved job description to city employment page.



DSRP EVENT CENTER COORDINATOR FULL-TIME (40 HOURS/WEEK) EXEMPT

Approved January 14, 2020

Updated May 12, 2020, Updated August 11, 2020

A. GENERAL PURPOSE

The DSRP Event Center Coordinator ~~s~~Serves as ~~the lead primary receptionist and~~Event Center liaison for booking rentals and hosting events. The Coordinator also performs clerical duties including the following: greeting and assisting visitors; answering the phone; booking rentals; receiving and distributing marketing materials; filing; copying; scanning, and meticulous record keeping ~~and copying~~. Assists ~~Lead Ranch Hand~~ Coordinator with facility maintenance by submitting and tracking necessary work orders as needed. Provides various support to other DSRP Event Center operational needs as directed by the DSRP Event Center Manager and/or Parks and Community Services Director. Takes on some duties of DSRP Event Center Manager when the manager is absent or unavailable.

B. ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Greet the public and provides customer service to Event Center guests and members in a positive and proactive manner.
2. Works side by side with Event Center Customer Service Specialist to aAnswers ~~the~~ telephones and assists customers, guests and members.
3. Oversees and maintains the facility reservation calendar, ensuring 100% up-to-date accuracy at all times. ~~and~~
4. Bbooks rentals facilitating and owning a positive client experience from first contact to deposit refund, culminating in a detailed, articulate and thoughtful rental/event wrap up report.
- ~~3.~~5. Actively promotes DSRP Event Center rental availability to existing clients and potential customers with a goal of increasing bookings year after year.
- ~~4.~~6. Receives payments and follows correct payment processing, cash handling and accounting procedures. Reconciling daily business transactions at the end of every day.
- ~~5.~~7. Ensures the Event Center lobby/entrance is kept pleasant, clean, and orderly.
- ~~6.~~8. Receives and distributes general complaints. Uses independent judgment in handling general complaints with a high standard of customer service as primary motivator.
- ~~7.~~9. Sorts, files, and types documents.
- ~~8.~~10. Provides general facility daily maintenance assistance ~~to~~for the Event Center including cleaning restrooms, common areas, and picking up and disposing of litter when necessary or required.
- ~~9.~~11. Establishes and maintains effective working relationships with ~~employees~~colleagues, City officials, and the public.
- ~~10.~~12. Maintains confidentiality.

13. Performs ~~the some~~ duties of the DSRP Event Center Manager when Event Center Manager is absent or unavailable.
- ~~14.~~ 14. Understands and appreciates the value of internal and external stakeholders. Knows how to enrich, maintain and develop community partnerships.
- ~~15.~~ 15. Other duties as assigned.

C. SUPERVISION

Works under the general direction of the Dripping Springs Ranch Park Event Center Manager. Supervises and ensures that all event rental booking details ranch hands with Lead Ranch Hand when are executed professionally and with attention to detail. Serves as DSRP Event Center & Arena public liaison when Dripping Springs Ranch Park Event Center Manager is not onsite and as otherwise directed by the Dripping Springs Ranch Park Event Center Manager.

D. EDUCATION, EXPERIENCE, AND CERTIFICATIONS

1. Requires a High School Diploma or equivalent. Preferred experience includes 4+ years in marketing, business administration and management, hospitality and hotel industry reservation processes, large event facilitation or administrative assistance and/or a college degree with a similar focus.
2. A valid state driver's license.
3. Standard First Aid and CPR certifications required or the ability to obtain certifications within six months of employment.
4. Ability to establish and maintain effective working relationships with employees, City officials, media, and general public.
5. Ability to communicate effectively orally and in writing.
6. Ability to handle confidential and sensitive information while maintaining confidentiality.

E. TOOLS AND EQUIPMENT USED

Personal computer, including word processing, program and rental registration software, familiarity and skill with social media posting and marketing, and spreadsheet software; email, calculator, phone; printer; copy machine; and general maintenance equipment.

F. SPECIAL REQUIREMENTS

1. While performing the duties of this job, the employee is required to sit for extended periods of time.
2. The employee must be able to lift up to 50 pounds of office supplies, files, and equipment.
3. The employee is expected, on occasion to help with the physical labor of event set up and breakdown both in indoor and outdoor environments.

3.4. Employee works in an environment adjacent to an indoor horseback riding arena. Must be comfortable with ~~small amounts of~~ dust, noise and other indoor arena elements.

G. WORK HOURS

Core work hours are usually between 8:00 am and 5:00 pm including one unpaid hour for lunch, Monday through Friday, except holidays, with ~~occasional~~ nights and weekends, as needed for successful facilitation of large DSRP hosted and City co-sponsored events. This is a full-time exempt position and eligible for compensatory time in leu of overtime, as described in the CITY OF DRIPPING SPRINGS PERSONNEL MANUAL. Any compensatory hours performed must be preapproved by the direct supervisor.

H. WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to perform the essential functions if needed.

1. While performing the duties of this job, the employee regularly works outdoors. Indoor and outdoor environments; exposure to extremes in weather condition; exposure to vibrations and noise; work on slippery or uneven surfaces, work with electricity; work with and around heavy machinery, work in or near vehicle traffic; exposure to dust and fumes from motorized equipment; possible exposure to toxic chemicals.
2. The noise level in the work environment is usually moderate to loud.

I. SALARY

Salary is commensurate with the position. Pay days will be the days as listed in the current CITY OF DRIPPING SPRINGS PERSONNEL MANUAL.

J. BENEFITS

Benefits shall be in accordance with those outlined in the CITY OF DRIPPING SPRINGS PERSONNEL MANUAL, as may be modified by the employee's offer letter and subsequent revisions to the Manual.

K. EQUAL OPPORTUNITY EMPLOYER

The City's employment decisions are made without regard to race, color, religion, sex, age, national origin, sexual orientation, handicap, or marital status. Discrimination or harassment against any person in recruitment, examination, appointment, training, promotion, discipline, or any other aspect of personnel administration because of political or religious opinions or affiliations, membership or non-membership in employee organizations, or because of race, color, national origin, age, disability, veteran status, sex, or marital status is prohibited. If you would like to arrange for accommodations, we encourage you to contact the City Administrator at (512) 858-4725.

Please note: This Job Description is not a contract and shall not be construed to alter an employee's at-will relationship. The terms and conditions of any employee's position with the City may be altered by the City Council at any time. To the extent reasonably possible, this Job Description, the Personnel Manual, and the employee's Offer Letter shall be read together in harmony. If there are conflicts between this Job Description, the Personnel Manual, and the employee's Offer Letter, the most specific term or condition of employment shall govern.



City Council Planning Department Staff Report

Item # 8.

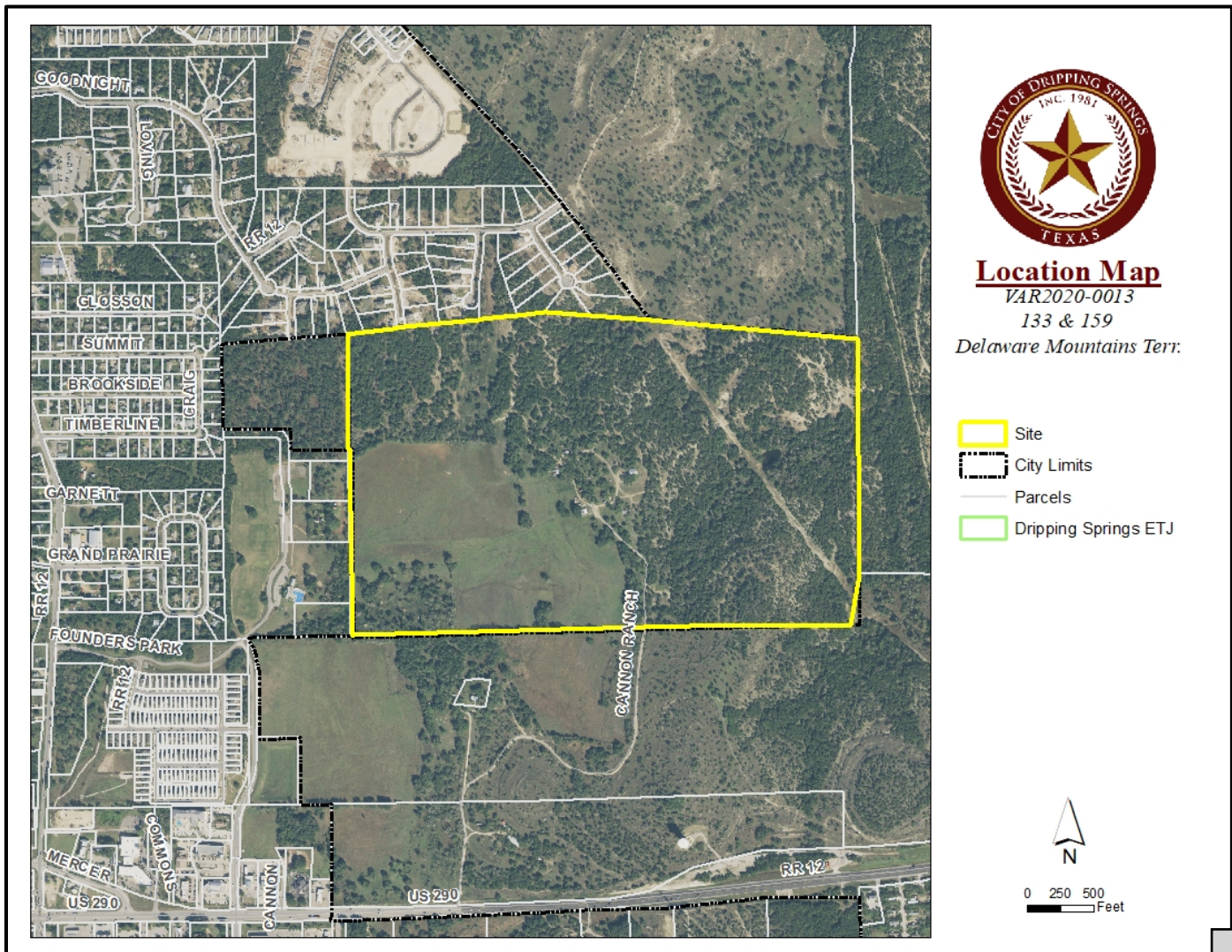
City Council Meeting: August 11, 2020
Project No: VAR2020-0013
Project Planner: Amanda Padilla, Senior Planner

Item Details

Project Name: Big Sky Ranch Phase 1 Setback Variance
Property Location: 133 and 159 Dome Peak Terrace, Dripping Springs TX 78620
Legal Description: Big Sky Ranch Phase 1 Final Plat
Applicant: Christopher A Reid, PE, Doucet & Associates
Property Owner: Meritage Homes

APPLICANT REQUESTED POSTPONEMENT TO ALLOW P&Z CONSIDERATION

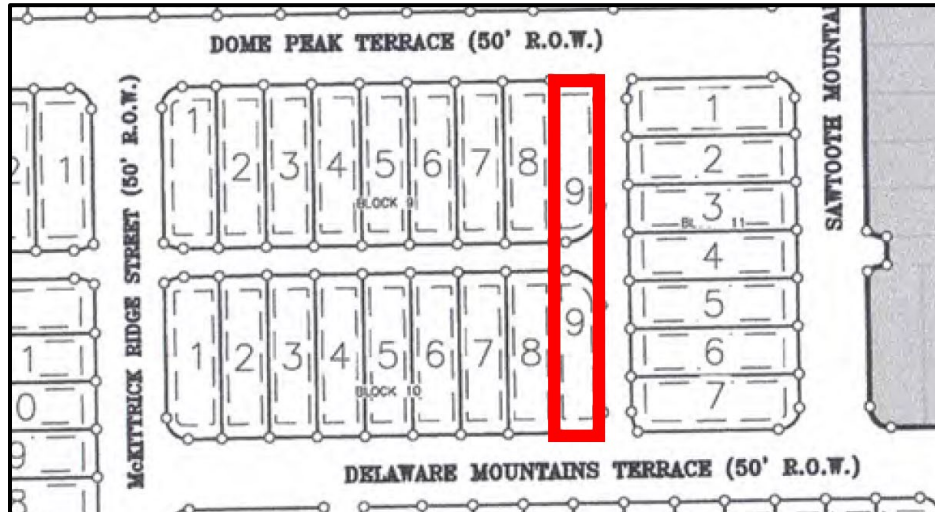
Request: Applicant is requesting a special exception to Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b)



Planning Department Staff Report

Overview

The applicant is requesting a Special Exception to Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b) Minimum Side yard. The applicant is asking to provide a five-foot (5') side yard setback for Block 9, Lot 9 and Block 10, Lot 9. See Below Image:



Below is the section of the code of ordinances that the applicant is requesting a special exception to:

2.4.5 Setbacks

- b. Minimum Side Yard: Building setbacks shall be five (5) feet; provided, however corner lots will be set back a minimum of seven and one half (7.5) feet from the street right-of-way.

Both lots are corner lots in this request, and both abut an alley street right-of-way. The Planned Development District does not define streets or alleys, so the City reverts to the Zoning Ordinance definition. The Zoning Ordinance definition of Alleys is below:

Alley: A minor right-of-way that affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

This definition indicates that side setbacks for Big Sky Ranch shall be seven and a half feet (7.5') from the alley. Block 9, Lot 9 and Block 10 Lot 9 both have a seven and a half foot (7.5') Building Line Setback and a Public Utility Easement.

Big Sky Ranch Planned Development District has a base zoning of SF-3, SF-3 side setbacks are listed below:

Minimum Side Yard Setback: Five feet (5'); corner lots - seven and one-half feet (7-1/2') from the street right-of-way.

Both the PDD and the City's Code of Ordinance outline a seven and a half foot (7.5') side setback for Corner Lots. The side setback for these lots also have a seven and a half foot (7.5') Public Utility Easement for electric or gas utilities. The Exhibit 4 outlines the PEC and Texas Gas utilities within the easement.

Surrounding Properties

The current zoning and existing uses of the adjacent properties/lots to the north, south, east, and west are within the Planned Development District 11. The Development is a dense development that can develop with no more than 780 LUEs, for Tract 1 of the Development.

Planning Department Staff Report

Property History

In 2018, City Council approved Annexation, Zoning, and the Preliminary Plat for the Big Sky Ranch Development. In 2019 the Big Sky Ranch Phase 1 Final Plat was approved by City Council. In 2020 the applicant had a minor modification that reduced the Building Width from 25 feet to 23.5 feet. When the applicant was applying for building permits, they discovered that Block 9 Lot 9 and Block 10 Lot 9 were unbuildable and unable to meet the Planned Development District and City Code of Ordinances requirements for Building Width and Side setbacks. Thus, the applicant applied for a special exception to the Building Line setbacks so that they could meet the building width requirement.

Approval Criteria for Special Exceptions (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	The interpretation of the code will not deprive the applicant of the reasonable use of the land, this is a special circumstance where the intent of the code is being met by providing a 5-foot setback.
2. the special exception is necessary for the preservation and enjoyment of a substantial property right of the applicant; and By preserving the natural features and topography of the land; and	The 7.5-foot setback restricts the applicant on what they can build within the setback and reducing the set back would allow for the proper development of the land. It would allow the applicant to meet the minimum building width requirement.
3. the granting of the special exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	The special exception will not be detrimental to the public health, safety, or welfare.
4. the granting of the special exception constitutes a minimal departure from this Chapter; and	The granting of this special exception is a minimal departure from the Chapter 30, Exhibit B, Planned Development District 10, 2.4.5 (b), and would reduce the setback by just 2 feet.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	This special exception will not generally affect most properties in the vicinity.
6. Granting the special exception is in harmony with the spirit, general purpose, and intent of this Chapter so that: <ol style="list-style-type: none"> the public health, safety and welfare may be secured; and that substantial justice may be done. 	The granting of this special exception is in harmony with the spirit, general purpose, and intent of this chapter.

Summary and Recommendation

Staff is recommending Postponement to September 8, 2020 City Council Meeting to allow the Planning and Zoning Commission to consider the request for a special exception at the August 25, 2020 Planning and Zoning Commission.

Planning Department Staff Report

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News (July 9, 2020), signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Special Exception request.

Meetings Schedule

July 28, 2020 Planning and Zoning Commission

August 11, 2020 Board of Adjustment/City Council

Attachments

Exhibit 1 – Special Exception Application

Exhibit 2 – Image of Lots

Exhibit 3 – Example Plot Plan

Exhibit 4 – PEC and Texas Gas Utilities distribution

Exhibit 5 – Big Sky Ranch Phase 1 recorded Final Plat

Recommended Action	Postpone the item to allow Planning and Zoning Consideration
Alternatives/Options	Approve, Deny the special exception; approve the special exception with no or alternate conditions.
Budget/Financial impact	N/A
Public comments	None received at this time
Enforcement Issues	N/A
Comprehensive Plan Element	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes (Rob Archer)
STREET ADDRESS 8920 Business Park Drive, Suite 350
CITY Austin STATE Texas ZIP CODE 78759
PHONE 512.615.6432 EMAIL rob.archer@meritagehomes.com

APPLICANT NAME Christopher A. Reid, PE
COMPANY Doucet & Associates, Inc.
STREET ADDRESS 7401 B Hwy 71 West, Suite 160
CITY Austin STATE Texas ZIP CODE 78735
PHONE 512.583.2600 EMAIL creid@doucetengineers.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Big Sky Ranch - Phase 1
PROPERTY ADDRESS	133 Dome Peak Terrace and 159 Delaware Mountains Terrace
CURRENT LEGAL DESCRIPTION	Lot 9, Block 9 and Lot 9, Block 10 of Big Sky Ranch, Phase 1
TAX ID#	R17869
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:
Ordinance No. 2018-24 (PDD No.10) 2.4.5b requires side yard building setbacks of 5 feet, and street side yard building setbacks of 7.5 feet from the street ROW on corner lots.

We are requesting a variance to Section 2.4.5b of PDD No. 10, and the City to reduce the street side yard building setback to 5' for only these two (2) lots. These lots abut only an alley with no utilities or service connections, and not street ROW. Setbacks from alleys are not specified in PDD No. 10.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

Literal enforcement of 7.5-foot side setback leaves only a 21'-6" wide building envelope (34 feet less 7.5' and 5' side setbacks), which is too small for the 23'-6" wide Meritage home product without encroachment.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

While this project does not exceed Code requirements, it is our opinion that granting this variance gives parity with neighboring lots, and will not change the intent of PDD No. 10 nor alter the character of the neighborhood or the zoning district.



November 6, 2019

City of Dripping Springs
Public Works and Development Department
511 Mercer Street
Dripping Springs, TX 78620

Re: Agent Authorization letter
Big Sky Ranch Subdivision
200 acres, Dripping Springs, Texas

To Whom It May Concern:

As the owner of the 200-acre tract out of the Phillip A. Smith Survey No. 26, Abstract No. 415 per Warranty Deed (Volume 171, Page 229, Hays County, Texas), I am hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Subdivision Platting and Construction Documents, Site Development, and related applications as may be required.

Please contact me if you have any questions.

Matthew Scrivener

A handwritten signature in blue ink, appearing to read "Matthew Scrivener", written over a horizontal line.

Matthew Scrivener

Meritage Homes of Texas, LLC

A handwritten date "11.7.19" in blue ink, written over a horizontal line.

Date

Setting the standard for energy-efficient homes™

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

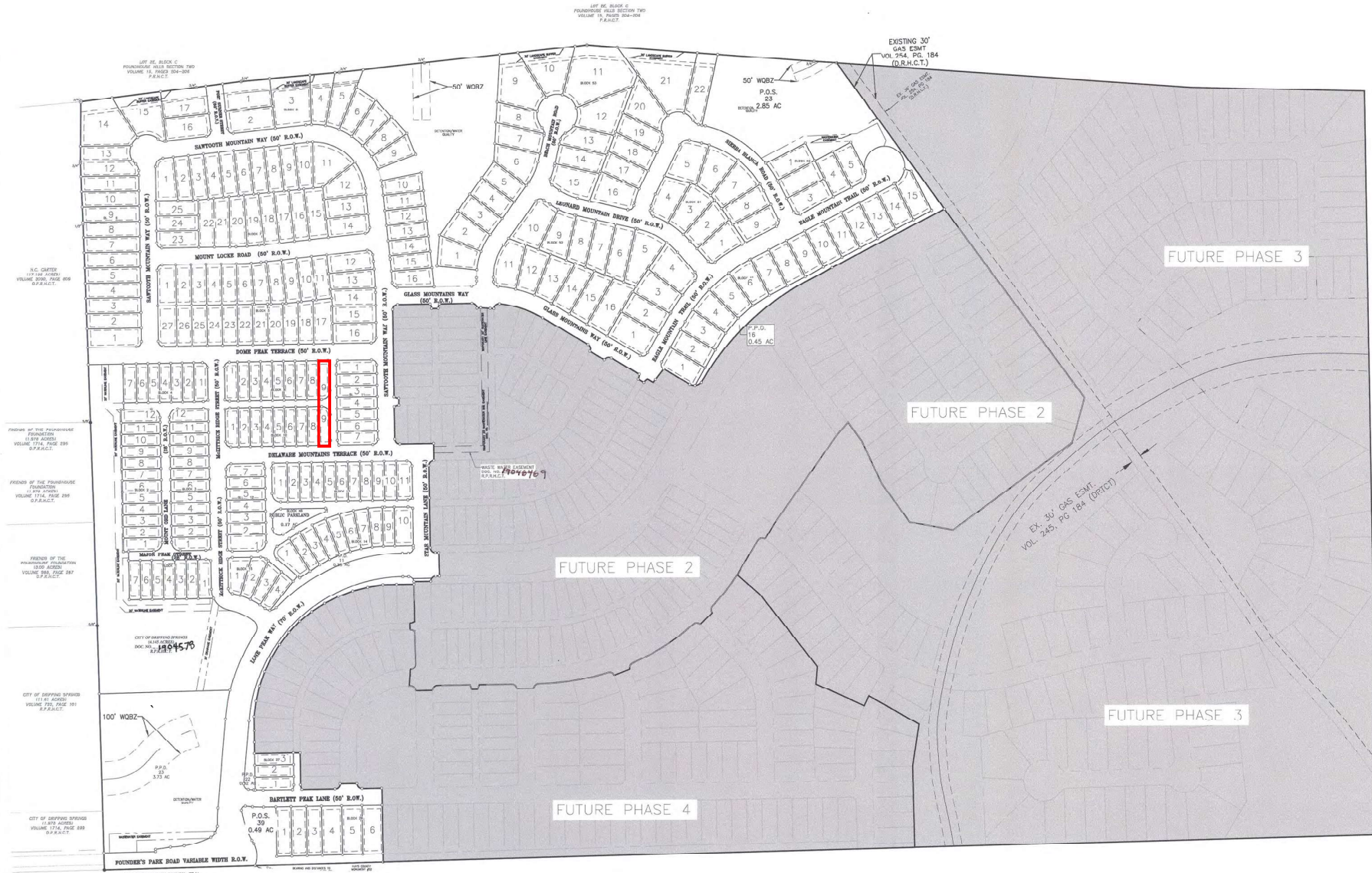
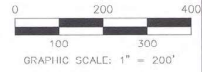

 Applicant Signature

06/05/2020
 Date

CHECKLIST		
STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item # 8.



SITE DATA TABLE

	IMPERVIOUS COVER										PARKLAND					TOTAL (not including SWAP)			
	Site Area (AC)	Type A Residential Lots	Type B Residential Lots	Type C Residential Lots	Residential Lots	Collector Road (LF)	Local Road (LF)	Alleys (LF)	Streets/Sidewalk I.C. (AC)	L.U.E.'s	Lots I.C. (AC)	Amenity Center & Misc.	Impervious Cover (AC)	Impervious Cover (%)	Public Parkland		Private Open Space	Private Parkland	Parkland Swap
REQUIRED	200.40																		31.20
ALLOWABLE					780				Average Lot Size 6,641 SF (0.15 AC)				100.20	50.00%	(credit for 50%)	(credit for 50%)	(credit for 0%)		
PHASE ONE	69.82	98	88	70	756	1580	10158	2557	11.55	256	17.09	0.20	28.84	14.39%	4.11	7.14	0.00	4.15	7.68
TOTAL	200.40												28.84	14.39%	4.11	7.14	0.00	4.15	7.68

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES

Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019
 Scale: 1"=200'
 Drawn by: JWF
 Reviewer: GC
 Project: 1601-009

THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

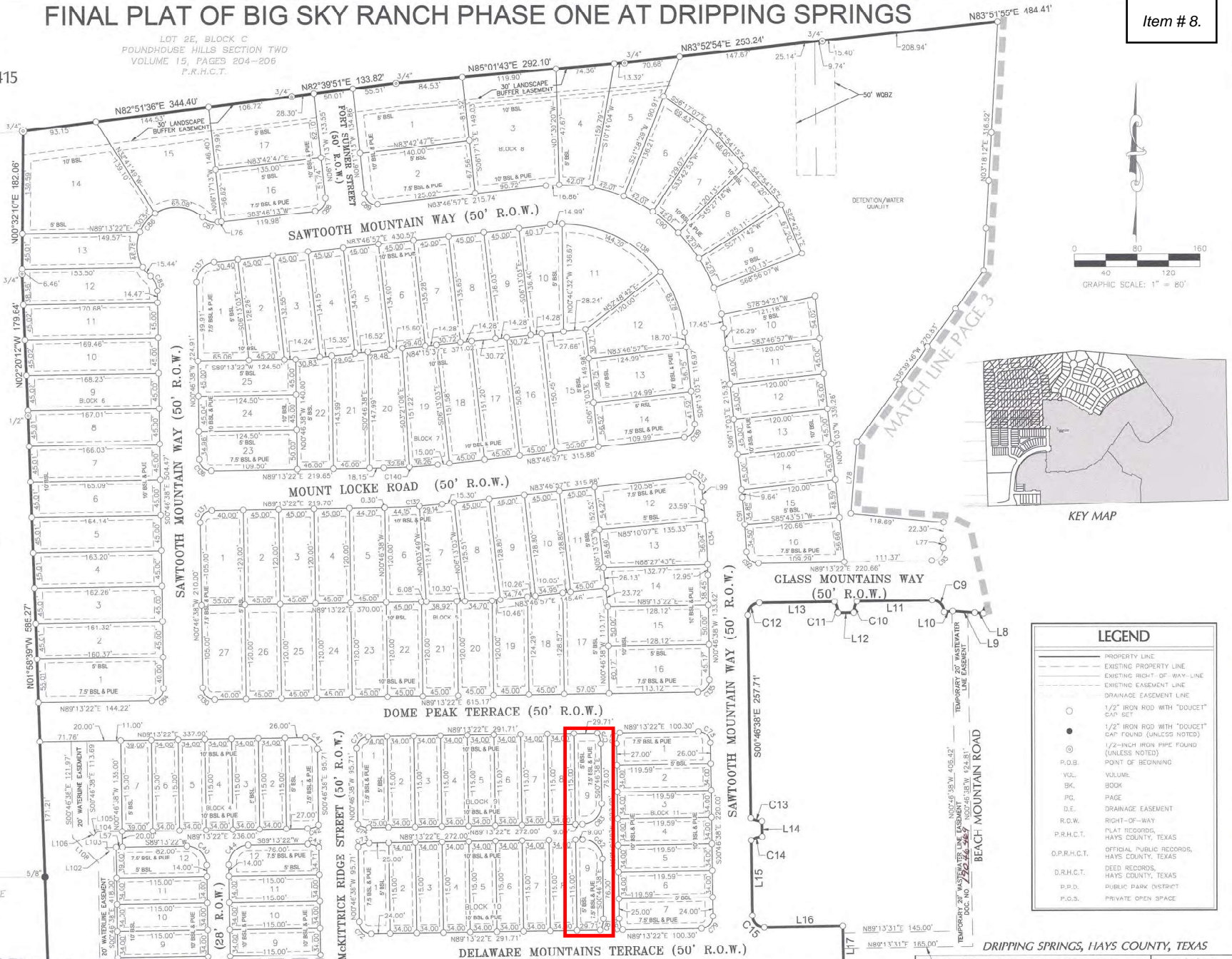
FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

LOT 2E, BLOCK C
POUNDRIDGE HILLS SECTION TWO
VOLUME 15, PAGES 204-206
P.R.H.C.T.

Item # 8.

H.C. CARTER
(17,185 ACRES)
VOLUME 9030, PAGE 809
O.P.R.H.C.T.

FRIENDS OF THE POUNDRIDGE
FOUNDATION
(1,978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTICED)
	1/2-INCH IRON PIPE FOUND (UNLESS NOTICED)
	POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	DRAINAGE EASEMENT
	RIGHT-OF-WAY
	PLAT RECORDS, HAYS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	DEED RECORDS, HAYS COUNTY, TEXAS
	PUBLIC PARK DISTRICT
	PRIVATE OPEN SPACE

DA DOUCET & ASSOCIATES
Civil engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date: 12/11/2019
Scale: 1"=80'
Drawn by: JWF
Reviewed: GC
Project: 1601-009

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item # 8.

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Matthew Scrivener
MATTHEW SCRIVENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Meranda S. Perkins
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19045270 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 12 DAY OF December, A.D. 2019.

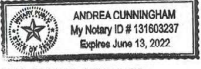
Todd Purcell
TODD PURCELL
MAYOR, CITY OF DRIPPING SPRINGS

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED TODD PURCELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF December, A.D. 2019.

Andrea Cunningham
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FINAL PLAT NOTES:

1. THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
2. THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
5. ACCESS TO AND FROM LOT 1 SHALL ONLY BE PERMITTED FROM ONE STREET.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48206C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
8. ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
9. ELECTRIC SERVICE WILL BE PROVIDED BY THE FERNANDES ELECTRIC COOPERATIVE.
10. TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
11. GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
12. MINIMUM FRONT SETBACK SHALL BE 10'
13. MINIMUM REAR SETBACK SHALL BE 10'
14. MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
15. MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
16. ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PPD NO.10.
17. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
18. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
19. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
20. NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
21. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
22. DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
23. TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
24. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
25. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
26. THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
27. ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
28. ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
29. OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
30. A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
31. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
32. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
33. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
34. STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
35. PARK AND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
36. ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
37. 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
38. LOT 8, BLOCK 1, IS DEDICATED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DOC NO. 180251021 O.P.R.H.C.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PPD No. 10 BIG SKY (OCT 9, 2018)

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

Chad Gilpin
CHAD GILPIN
CITY ENGINEER

12-11-19
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer
MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

12/11/19

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW BY ALL MEN THESE PRESENTS: THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS AND FURTHER CERTIFY THAT THIS PLAT IS TRULY AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Garrett Cavaliolo
GARRETT CAVAILOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
GCCAVAILOLO@DOUCETENGINEERS.COM



STATE OF TEXAS
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48559C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

Jennifer J. Paisley
JENNIFER J. PAISLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91100



STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE 27 DAY OF January, A.D. 2020 AT 11:41 O'CLOCK A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

BOOK 20003043

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January, A.D. 2020.

Elaine H. Cardenas by De S. Min, Deputy
ELAINE HANSON CARDENAS, M.B.A., PH.D., COUNTY CLERK
HAYS COUNTY, TEXAS



DRIPPING SPRINGS, HAYS COUNTY, TEXAS

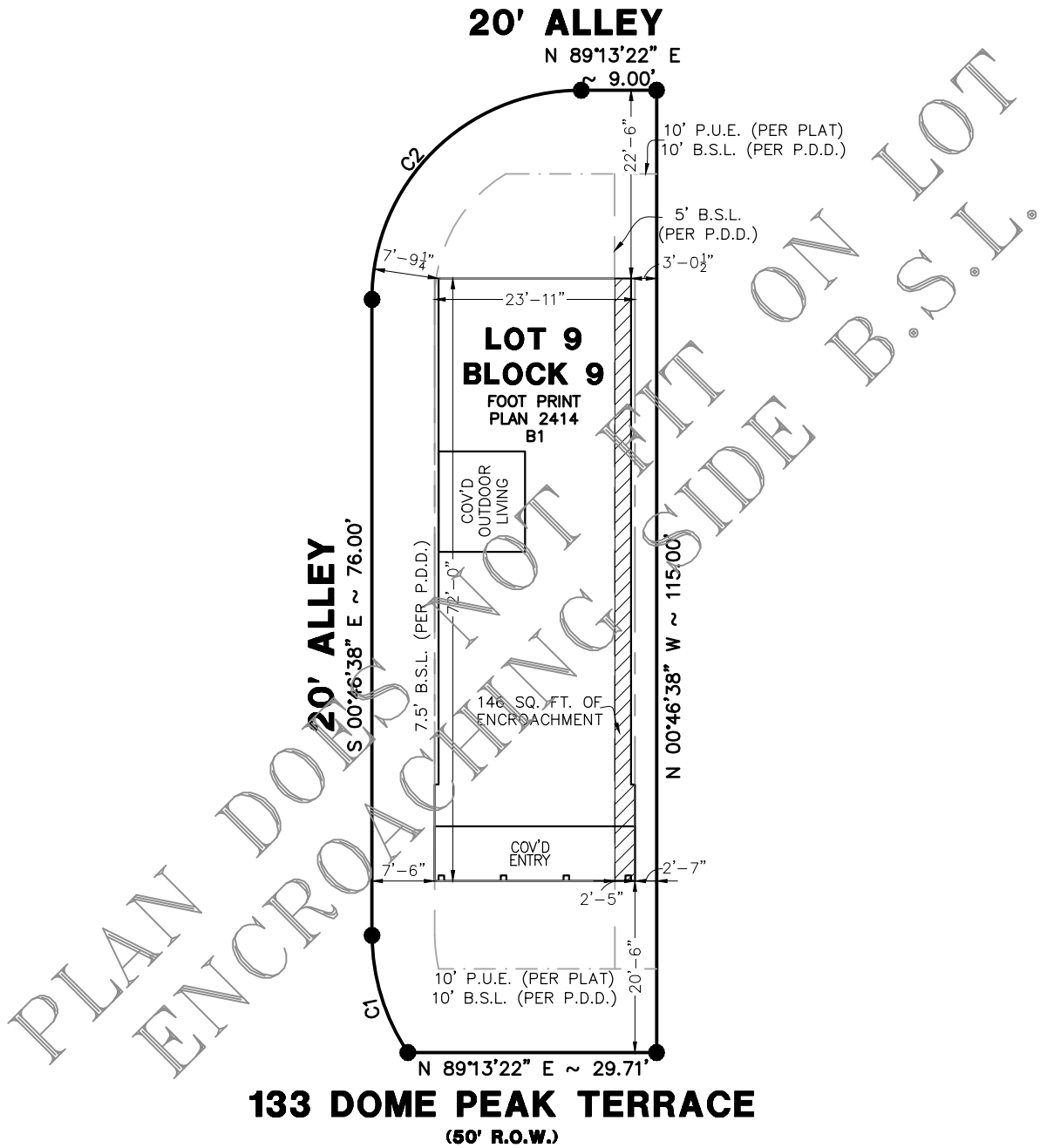
<p>DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W. Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPE Firm #10105800 / TBPE Firm #3937</p>	Date: 12/11/2019
	Scale:
	Drawn by: JMH
	Reviewed: GC
	Project: 1691-002
	224

LEGEND	
SYMBOLS	DESCRIPTION
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	PROPERTY PIN
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
P.D.D.	PLANNED DEVELOPMENT DISTRICT

TREE NOTE:
TREES SHALL BE IN THE FRONT OF A RESIDENTIAL LOT, INCLUDING AT LEAST ONE (1) REQUIRED TREE PLANTED IN THE FRONT YARD. PDD 10 REQUIRES TWO 3-INCH TREES.



SCALE: 1" = 20'



CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	25.00'	N 17°48'19" W	14.64'	14.86'
C2	25.00'	S 44°13'22" W	35.36'	39.27'

• SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS
• SIZE, SHAPE, AND LOCATION OF DRIVEWAY TO BE VERIFIED BY BUILDER

A.T.S. JOB#: 20051154s
Path: Projects\Meritage\BigSkyRanch1\PlotPlans\PlotPlans\P-009-009-BSR-1.dwg

MERITAGE HOMES

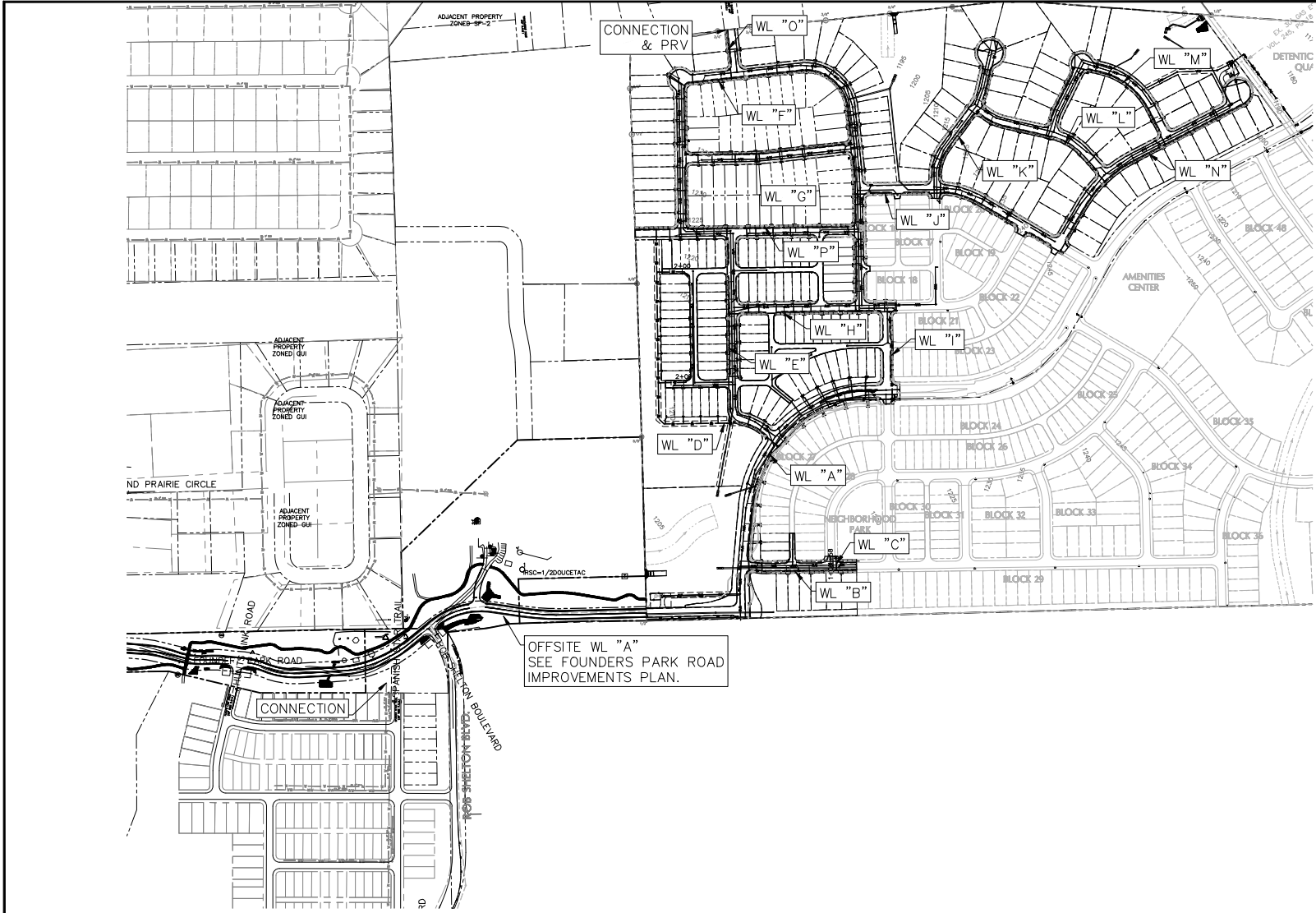
133 DOME PEAK TERRACE
LOT: 9, BLOCK: 9
FINAL PLAT OF BIG SKY RANCH
PHASE ONE AT DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BUILDER SHALL LOCATE AND VERIFY ALL DIMENSIONS, BUILDING SETBACKS, EASEMENTS AND BUILDING PLACEMENTS OR COMPLIANCE WITH ALL ORDINANCES AND RESTRICTIONS, AND SHALL NOTIFY THIS OFFICE OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE ONSET OF CONSTRUCTION. THIS PLOT PLAN HAS BEEN DRAWN BASED ON INFORMATION GIVEN ON THE PLAT PROVIDED BY THE BUILDER AND IS SUBJECT TO ANY AND ALL BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HERE.

DATE ISSUED			
5/20/2020			
REVISIONS			
NO.	DATE	REASON	BY
DRAWN BY:		CHECKED BY:	
MZ		CB	

ATS
www.ats-engineers.com
Engineers Inspectors & Surveyors
TBPLS Firm Reg. #10126000
4910 WEST HWY 290
AUSTIN, TEXAS 787
(512) 328-6995
FAX: (512) 328-6999

225



LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ DOWN GUT
- ⊙ SUPERVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE

WATER LINE LENGTH TABLE

LINE	LF	SIZE	TYPE
A	1638.39	12" AWA	C900 DR14
B	419.00	8" AWA	C900 DR14
C	57.52	8" AWA	C900 DR14
D	1251.54	8" AWA	C900 DR14
E	767.00	8" AWA	C900 DR14
F	2074.45	8" AWA	C900 DR14
G	645.99	8" AWA	C900 DR14
H	658.26	8" AWA	C900 DR14
I	351.68	8" AWA	C900 DR14
J	878.90	8" AWA	C900 DR14
K	380.04	8" AWA	C900 DR14
L	269.03	6" AWA	C900 DR14
M	592.05	8" AWA	C900 DR14
N	805.75	8" AWA	C900 DR14
O	701.00	8" AWA	C900 DR14
P	308.56	6" AWA	C900 DR14
Q	193.83	8" AWA	C900 DR14
R	859.80	8" AWA	C900 DR14

OFFSITE WL "A"
SEE FOUNDERS PARK ROAD
IMPROVEMENTS PLAN.

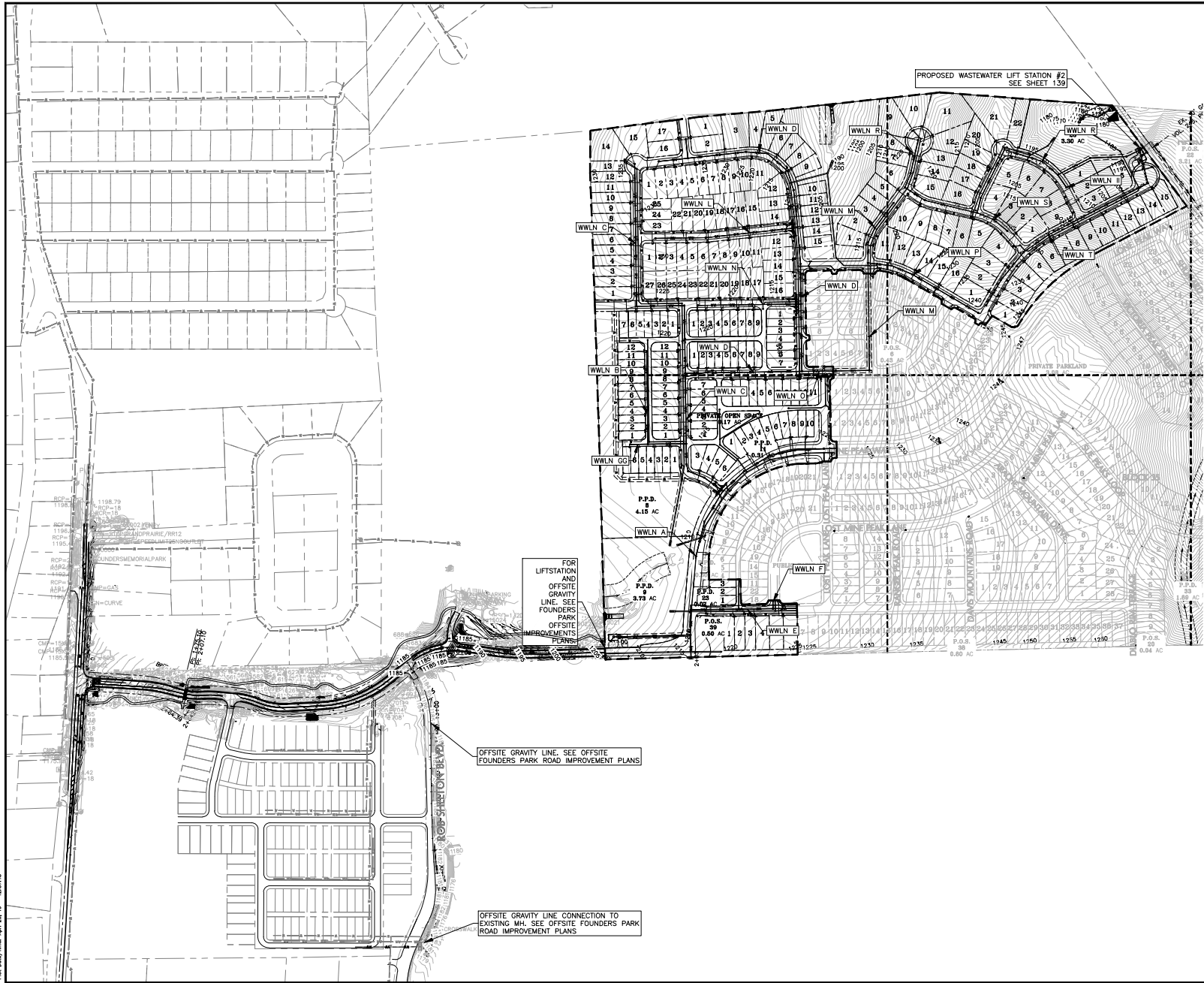
DA DOUCET & ASSOCIATES
 Civil Engineering - Eminent - Surveying - Mapping
 7401 B. Highway 71 W. Suite 140
 Drilling Springs, TX 75844
 Tel: (409) 672-588-2400
 Fax: (409) 672-588-2400
 www.doucetengr.com
 Firm Registration Number: 3137

OVERALL WATER LAYOUT PLAN

BIG SKY RANCH PHASE ONE PLAN DRIPPINGS SPRINGS, TX

Designed by: AD & JB
 Drawn by: AD & JB
 Date: 2/8/2019
SHEET 143 OF 175
 Project No: 1691-002

Drawing: P:\1691-002\1691-002.dwg
 User: JPAISLEY
 Plot Date/Time: Mar 26, 19:25:13
 Plot: Daily/Print: Mar 26, 19:25:13



PA

GRAPHIC SCALE 1"=10'

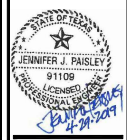
LEGEND

- IRON ROD FOUND
- ⊕ FIRE HYDRANT
- ⊕ SIGN
- ⊕ POWER POLE
- ⊕ DOWN GUY
- ⊕ SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENTS
- PROPOSED RIGHT OF WAY
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- EXISTING CONTOURS
- WATER SERVICE
- WASTEWATER SERVICE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE

DA DOUCET & ASSOCIATES
 Civil Engineering - Easements - Surveying/Mapping
 7401 B. Highway 71 W. Suite 140
 Driggs, MT 59717
 Tel: (406) 672-5883-2400
 www.doucetengineers.com
 Firm Registration Number: 3373

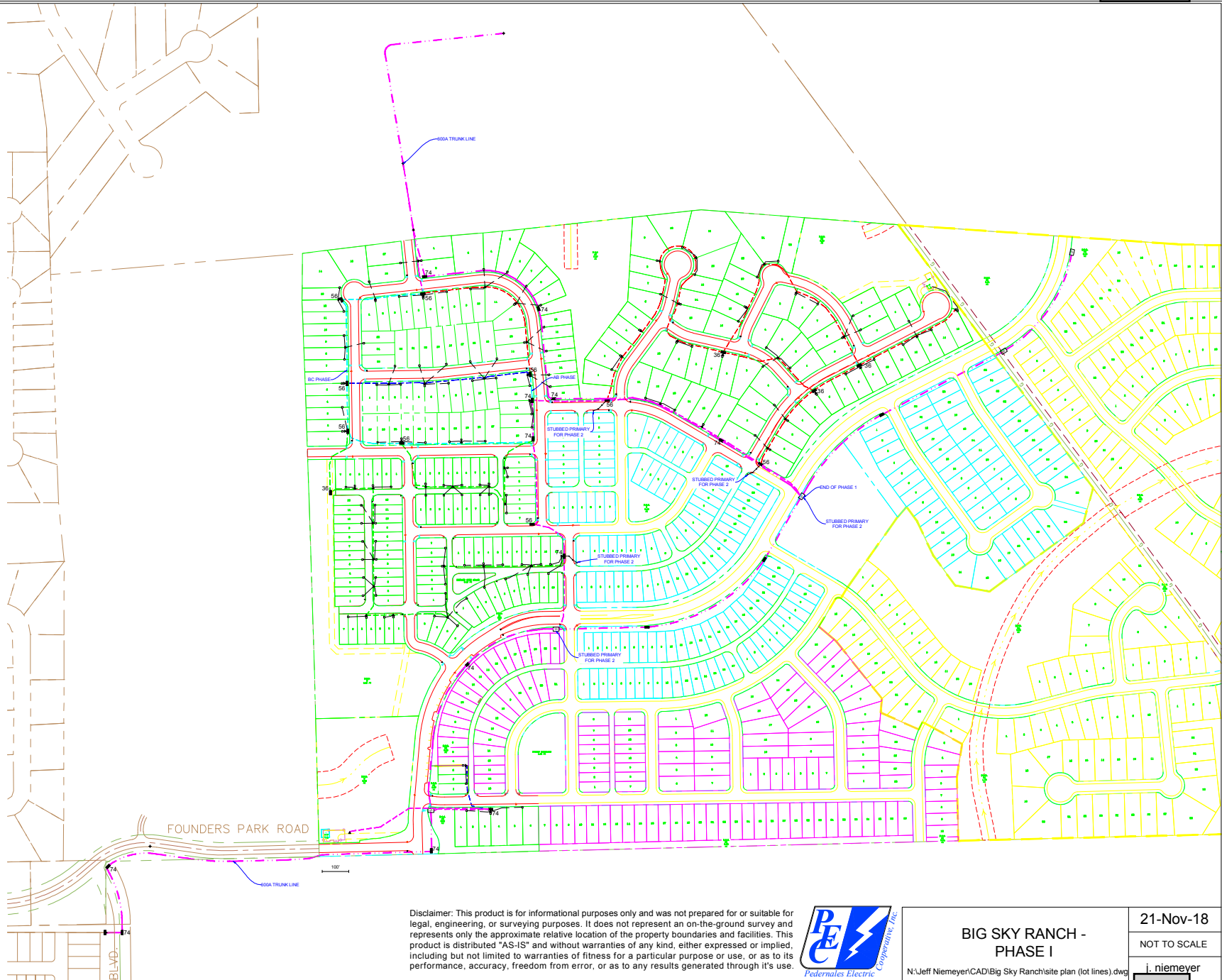
**OVERALL
 WASTEWATER
 LAYOUT PLAN**

**BIG SKY RANCH
 PHASE ONE PLAN
 DRIPPINGS SPRINGS, TX**



Designed by: **JP**
 Drawn: **AD & JSB**
 Checked: **JP**
 Date: **2/8/2019**
SHEET
113
OF 175
 Project No: **1691-002**

Drawing: P:\1691-002\DWG\WWS\WWS.dwg
 User: J. Paisley
 Plot Date/Time: Mar 29, 19 - 10:37:18



LEGEND

- Proposed 200A Primary
- Proposed 600A Primary
- Secondary
- ▲ Transformer
- Primary Enclosure
- SG Switch Gear
- Secondary Pedestal

Phasing

- A phase
- B phase
- C phase
- AB / BC phase
- ABC phase

Disclaimer: This product is for informational purposes only and was not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries and facilities. This product is distributed "AS-IS" and without warranties of any kind, either expressed or implied, including but not limited to warranties of fitness for a particular purpose or use, or as to its performance, accuracy, freedom from error, or as to any results generated through it's use.



BIG SKY RANCH - PHASE I

21-Nov-18
NOT TO SCALE
j. niemeyer

N:\Jeff Niemeyer\CAD\Big Sky Ranch\site plan (lot lines).dwg

MWO # 2019-1000350875
CUE # 16235

MAINS			
SIZE	LENGTH	MATERIAL	METHOD
10" SLEEVE	94	PE	OPEN TRENCH
6"	94	PE	INSERT
6"	1494	PE	OPEN TRENCH
6" SLEEVE	563	PE	OPEN TRENCH
4"	563	PE	INSERT
4"	2854	PE	OPEN TRENCH
4" SLEEVE	740	PE	OPEN TRENCH
2"	740	PE	INSERT
2"	7090	PE	OPEN TRENCH

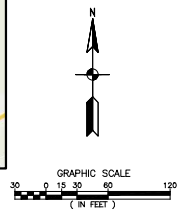
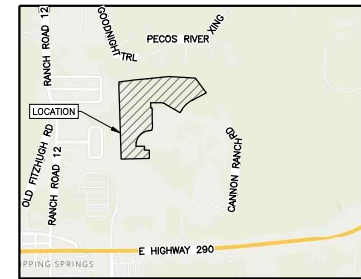
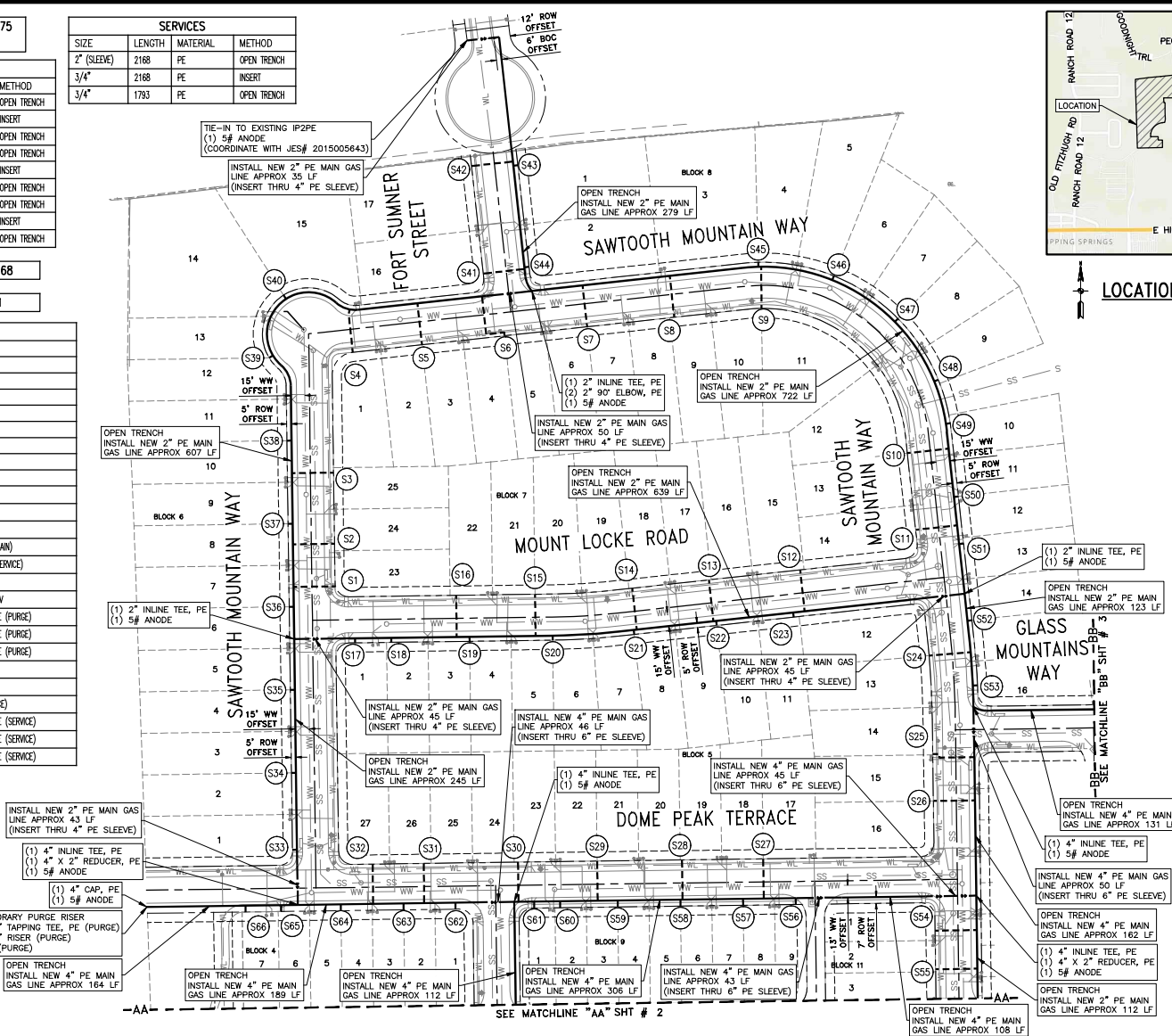
TOTAL SERVICES = 168

TOTAL LOTS = 261

FITTINGS		
QUANTITY	SIZE	TYPE
3	6"	INLINE TEE, PE
9	4"	INLINE TEE, PE
9	2"	INLINE TEE, PE
2	6" X 4"	REDUCER, PE
7	4" X 2"	REDUCER, PE
2	6"	CAP, PE
3	4"	CAP, PE
6	2"	CAP, PE
34	5#	ANODE
4	4"	90° ELBOW, PE
16	2"	90° ELBOW, PE
12835	14 GAUGE	TRACER WIRE (MAIN)
5641	14 GAUGE	TRACER WIRE (SERVICE)
75	3/4"	SERIES 700 EPV
93	3/4"	SERIES 1800 EPV
2	6" X 3/4"	TAPPING TEE, PE (PURGE)
3	4" X 3/4"	TAPPING TEE, PE (PURGE)
6	2" X 3/4"	TAPPING TEE, PE (PURGE)
11	3/4" X 1"	RISER (PURGE)
11	1"	FLUG (PURGE)
168	3/4"	CAP, PE (SERVICE)
6	6" X 3/4"	TAPPING TEE, PE (SERVICE)
34	4" X 3/4"	TAPPING TEE, PE (SERVICE)
128	2" X 3/4"	TAPPING TEE, PE (SERVICE)

SERVICES			
SIZE	LENGTH	MATERIAL	METHOD
2" (SLEEVE)	2168	PE	OPEN TRENCH
3/4"	2168	PE	INSERT
3/4"	1793	PE	OPEN TRENCH

TIE-IN TO EXISTING IP2PE
(1) 5# ANODE
(COORDINATE WITH JES# 2015005643)



LEGEND

---	EXIST. ROW
---	EXIST. EASEMENT
---	EXIST. PROPERTY LINES
---	NEW GAS MAIN
---	NEW GAS MAIN BORE
---	NEW GAS MAIN INSERT
---	NEW SERVICE LINE
---	TO BE ABANDONED
---	PROJECT LOCATION
---	EXIST. HIGH PRESSURE LINE
---	EXIST. INTERMEDIATE PRESSURE LINE
---	EXIST. LOW PRESSURE LINE
---	ABANDONED GAS LINE
---	EXIST. WATER LINE
---	EXIST. WASTE WATER
---	EXIST. STORM SEWER
---	EXIST. OVERHEAD ELECTRIC
---	EXIST. UNDERGROUND ELECTRIC
---	EXIST. OVERHEAD TELEPHONE

- NOTES**
- PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMER'S RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, ROADWAYS OR EASEMENTS TO SUBGRADE, ± 50 FEET (6 INCHES). ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
 - CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE.
 - DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
 - ALL SPOL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
 - #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
 - MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & PARALLEL TO MAINS & SERVICES.
 - DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTON OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ANODE TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAIN.
 - ALL STUBS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AVE F, AUSTIN, T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF YARD LINE INSTALLATION.
 - ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

NOTES:

- GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
- PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PC CONTRACTOR INFORMATION:
PHONE NO.

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

PRELIMINARY

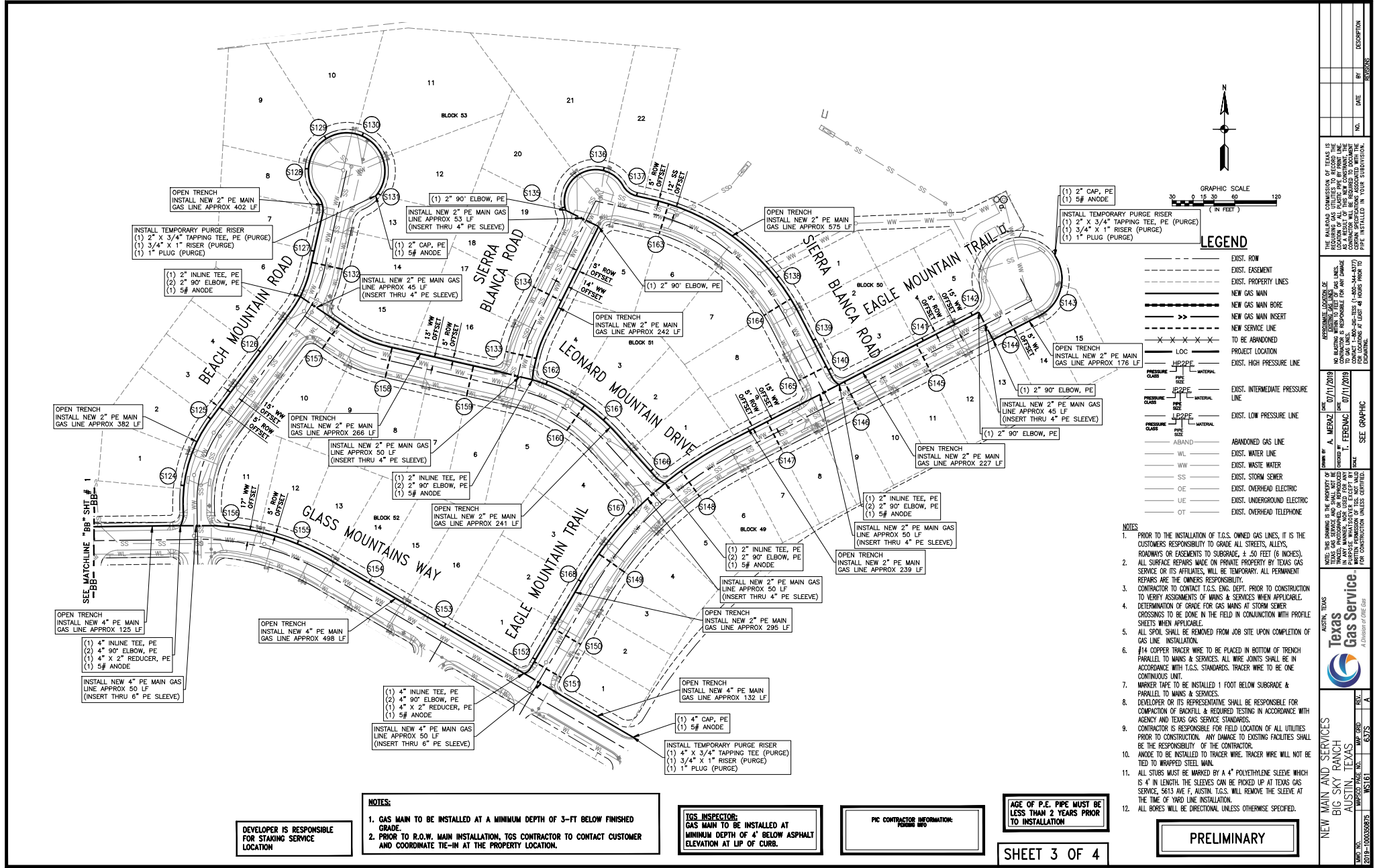
SHEET 1 OF 4

THE RAILROAD COMMISSION OF TEXAS IS AUTHORIZED TO CONVEY TO THE LOCATION OF ALL PUBLIC PIPE BY POINT LINE TO GAS LINES. THE LOCATION OF ALL PUBLIC PIPE SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR INSTALLING THE PIPE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

DATE: 07/11/2019
DRAWN BY: A. MEJAZ
CHECKED BY: T. FERRELL
SCALE: SEE GRAPHIC

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

MWO # 2019-1000350875
CUE # 16235



THE RAILROAD COMMISSION OF TEXAS IS A PUBLIC BODY CREATED BY THE CONSTITUTION OF THE STATE OF TEXAS. THE LOCATION OF ALL PUBLIC PIPE BY POINT LINE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO THE DATE OF INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO THE DATE OF INSTALLATION.

DATE: 07/11/2018
 DRAWN BY: A. MEJIAZ
 CHECKED BY: T. FERRELL
 PROJECT NO.: 1505050875
 SHEET NO.: 6575
 DATE: 07/11/2018
 DRAWN BY: A. MEJIAZ
 CHECKED BY: T. FERRELL
 PROJECT NO.: 1505050875
 SHEET NO.: 6575

NEW MAIN AND SERVICES
BIG SKY RANCH
AUSTIN, TEXAS

Texas Gas Service
 A Division of T.G.S.

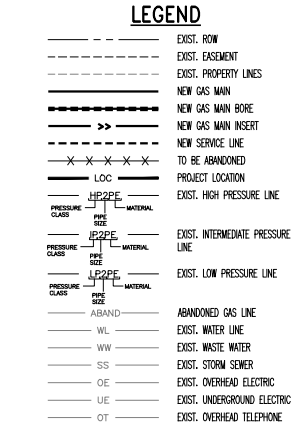
DATE: 07/11/2018
 DRAWN BY: A. MEJIAZ
 CHECKED BY: T. FERRELL
 PROJECT NO.: 1505050875
 SHEET NO.: 6575

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EIV (SERIES #)	SLEEVE
1	3/4"	45	PE	700	30
2	3/4"	45	PE	700	30
3	3/4"	45	PE	700	30
4	3/4"	45	PE	700	30
5	3/4"	45	PE	1800	30
6	3/4"	65	PE	1800	30
7	3/4"	45	PE	1800	30
8	3/4"	45	PE	1800	30
9	3/4"	45	PE	1800	30
10	3/4"	45	PE	1800	30
11	3/4"	45	PE	700	30
12	3/4"	45	PE	700	30
13	3/4"	45	PE	1800	30
14	3/4"	45	PE	1800	30
15	3/4"	45	PE	1800	30
16	3/4"	45	PE	700	30
17	3/4"	5	PE	700	-
18	3/4"	5	PE	700	-
19	3/4"	5	PE	1800	-
20	3/4"	5	PE	1800	-
21	3/4"	5	PE	1800	-
22	3/4"	5	PE	1800	-
23	3/4"	5	PE	700	-
24	3/4"	45	PE	1800	30
25	3/4"	49	PE	700	30
26	3/4"	45	PE	1800	30
27	3/4"	43	PE	1800	30
28	3/4"	43	PE	1800	30
29	3/4"	43	PE	1800	30
30	3/4"	43	PE	1800	30
31	3/4"	43	PE	1800	30
32	3/4"	43	PE	700	30
33	3/4"	5	PE	700	-
34	3/4"	5	PE	1800	-
35	3/4"	5	PE	1800	-
36	3/4"	5	PE	1800	-
37	3/4"	5	PE	1800	-
38	3/4"	5	PE	1800	-
39	3/4"	5	PE	1800	-
40	3/4"	5	PE	1800	-
41	3/4"	45	PE	700	30
42	3/4"	45	PE	700	30
TOTAL=	3/4"	1302	PE	-	810

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EIV (SERIES #)	SLEEVE
43	3/4"	5	PE	700	-
44	3/4"	5	PE	700	-
45	3/4"	5	PE	1800	-
46	3/4"	5	PE	1800	-
47	3/4"	5	PE	1800	-
48	3/4"	5	PE	700	-
49	3/4"	5	PE	700	-
50	3/4"	5	PE	1800	-
51	3/4"	5	PE	700	-
52	3/4"	5	PE	1800	-
53	3/4"	5	PE	700	-
54	3/4"	45	PE	700	30
55	3/4"	45	PE	1800	30
56	3/4"	7	PE	700	-
57	3/4"	7	PE	1800	-
58	3/4"	7	PE	1800	-
59	3/4"	7	PE	1800	-
60	3/4"	7	PE	700	-
61	3/4"	7	PE	700	-
62	3/4"	7	PE	700	-
63	3/4"	7	PE	1800	-
64	3/4"	7	PE	1800	-
65	3/4"	7	PE	700	-
66	3/4"	7	PE	700	-
67	3/4"	35	PE	700	25
68	3/4"	35	PE	1800	25
69	3/4"	35	PE	1800	25
70	3/4"	35	PE	1800	25
71	3/4"	35	PE	1800	25
72	3/4"	35	PE	1800	25
73	3/4"	35	PE	700	25
74	3/4"	33	PE	700	25
75	3/4"	33	PE	700	25
76	3/4"	33	PE	1800	25
77	3/4"	33	PE	1800	25
78	3/4"	33	PE	700	25
79	3/4"	3	PE	700	-
80	3/4"	3	PE	1800	-
81	3/4"	3	PE	1800	-
82	3/4"	3	PE	1800	-
83	3/4"	3	PE	1800	-
84	3/4"	3	PE	1800	-
TOTAL=	3/4"	1952	PE	-	1170

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EIV (SERIES #)	SLEEVE
85	3/4"	3	PE	700	-
86	3/4"	5	PE	700	-
87	3/4"	5	PE	700	-
88	3/4"	5	PE	1800	-
89	3/4"	5	PE	1800	-
90	3/4"	5	PE	1800	-
91	3/4"	5	PE	700	-
92	3/4"	45	PE	700	30
93	3/4"	45	PE	700	30
94	3/4"	45	PE	1800	30
95	3/4"	45	PE	700	30
96	3/4"	69	PE	700	30
97	3/4"	45	PE	1800	30
98	3/4"	45	PE	1800	30
99	3/4"	45	PE	1800	30
100	3/4"	45	PE	1800	30
101	3/4"	45	PE	700	30
102	3/4"	5	PE	700	-
103	3/4"	5	PE	1800	-
104	3/4"	5	PE	1800	-
105	3/4"	5	PE	1800	-
106	3/4"	5	PE	700	-
107	3/4"	5	PE	1800	-
108	3/4"	5	PE	700	-
109	3/4"	28	PE	700	-
110	3/4"	31	PE	1800	-
111	3/4"	34	PE	1800	-
112	3/4"	34	PE	1800	-
113	3/4"	30	PE	1800	-
114	3/4"	27	PE	700	-
115	3/4"	90	PE	1800	34
116	3/4"	97	PE	1800	34
117	3/4"	5	PE	700	-
118	3/4"	5	PE	1800	-
119	3/4"	5	PE	700	-
120	3/4"	45	PE	700	30
121	3/4"	45	PE	1800	30
122	3/4"	45	PE	1800	30
123	3/4"	45	PE	700	30
124	3/4"	5	PE	700	-
125	3/4"	5	PE	1800	-
126	3/4"	5	PE	1800	-
TOTAL=	3/4"	3075	PE	-	1658

SERVICE SCHEDULE					
SERVICE NO.	SIZE	LENGTH	TYPE	EIV (SERIES #)	SLEEVE
127	3/4"	5	PE	1800	-
128	3/4"	5	PE	700	-
129	3/4"	5	PE	1800	-
130	3/4"	5	PE	700	-
131	3/4"	5	PE	1800	-
132	3/4"	45	PE	1800	30
133	3/4"	45	PE	700	30
134	3/4"	45	PE	1800	30
135	3/4"	5	PE	1800	-
136	3/4"	5	PE	700	-
137	3/4"	5	PE	700	-
138	3/4"	5	PE	700	-
139	3/4"	5	PE	700	-
140	3/4"	5	PE	700	-
141	3/4"	5	PE	700	-
142	3/4"	5	PE	700	-
143	3/4"	3	PE	700	-
144	3/4"	3	PE	1800	-
145	3/4"	45	PE	1800	30
146	3/4"	45	PE	1800	30
147	3/4"	45	PE	1800	30
148	3/4"	45	PE	1800	30
149	3/4"	45	PE	1800	30
150	3/4"	45	PE	700	30
151	3/4"	45	PE	700	30
152	3/4"	5	PE	700	-
153	3/4"	5	PE	700	-
154	3/4"	5	PE	1800	-
155	3/4"	5	PE	1800	-
156	3/4"	5	PE	700	-
157	3/4"	45	PE	700	30
158	3/4"	45	PE	1800	30
159	3/4"	45	PE	1800	30
160	3/4"	45	PE	700	30
161	3/4"	5	PE	1800	-
162	3/4"	5	PE	700	-
163	3/4"	45	PE	1800	30
164	3/4"	45	PE	1800	30
165	3/4"	45	PE	700	30
166	3/4"	5	PE	700	-
167	3/4"	5	PE	700	-
168	3/4"	5	PE	1800	-
TOTAL=	3/4"	3961	PE	-	2168



- NOTES:**
1. PRIOR TO THE INSTALLATION OF T.G.S. OWNED GAS LINES, IT IS THE CUSTOMERS RESPONSIBILITY TO GRADE ALL STREETS, ALLEYS, DRIVEWAYS OR EASEMENTS TO SUBGRADE +1.50 FEET (6 INCHES).
 2. ALL SURFACE REPAIRS MADE ON PRIVATE PROPERTY BY TEXAS GAS SERVICE OR ITS AFFILIATES, WILL BE TEMPORARY. ALL PERMANENT REPAIRS ARE THE OWNERS RESPONSIBILITY.
 3. CONTRACTOR TO CONTACT T.G.S. ENG. DEPT. PRIOR TO CONSTRUCTION TO VERIFY ASSIGNMENTS OF MAINS & SERVICES WHEN APPLICABLE. DETERMINATION OF GRADE FOR GAS MAINS AT STORM SEWER CROSSINGS TO BE DONE IN THE FIELD IN CONJUNCTION WITH PROFILE SHEETS WHEN APPLICABLE.
 4. ALL SPILL SHALL BE REMOVED FROM JOB SITE UPON COMPLETION OF GAS LINE INSTALLATION.
 5. #14 COPPER TRACER WIRE TO BE PLACED IN BOTTOM OF TRENCH PARALLEL TO MAINS & SERVICES. ALL WIRE JOINTS SHALL BE IN ACCORDANCE WITH T.G.S. STANDARDS. TRACER WIRE TO BE ONE CONTINUOUS UNIT.
 6. MARKER TAPE TO BE INSTALLED 1 FOOT BELOW SUBGRADE & PARALLEL TO MAINS & SERVICES.
 7. DEVELOPER OR ITS REPRESENTATIVE SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL & REQUIRED TESTING IN ACCORDANCE WITH AGENCY AND TEXAS GAS SERVICE STANDARDS.
 8. CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 9. ANKOR TO BE INSTALLED TO TRACER WIRE. TRACER WIRE WILL NOT BE TIED TO WRAPPED STEEL MAIN.
 10. ALL STUDS MUST BE MARKED BY A 4" POLYETHYLENE SLEEVE WHICH IS 4' IN LENGTH. THE SLEEVES CAN BE PICKED UP AT TEXAS GAS SERVICE, 5613 AVE F, AUSTIN, T.G.S. WILL REMOVE THE SLEEVE AT THE TIME OF WARD LINE INSTALLATION.
 11. ALL BORES WILL BE DIRECTIONAL UNLESS OTHERWISE SPECIFIED.

DEVELOPER IS RESPONSIBLE FOR STAKING SERVICE LOCATION

NOTES:
 1. GAS MAIN TO BE INSTALLED AT A MINIMUM DEPTH OF 3-FT BELOW FINISHED GRADE.
 2. PRIOR TO R.O.W. MAIN INSTALLATION, TGS CONTRACTOR TO CONTACT CUSTOMER AND COORDINATE TIE-IN AT THE PROPERTY LOCATION.

TGS INSPECTOR:
 GAS MAIN TO BE INSTALLED AT MINIMUM DEPTH OF 4' BELOW ASPHALT ELEVATION AT LIP OF CURB.

PC CONTRACTOR INFORMATION: PHONE INFO

AGE OF P.E. PIPE MUST BE LESS THAN 2 YEARS PRIOR TO INSTALLATION

PRELIMINARY

SHEET 4 OF 4

THE RAILROAD COMMISSION OF TEXAS IS AUTHORIZED TO ACCEPT AND TAKE TITLE TO GAS LINES. LOCATION OF ALL PAVED PIPE BY POINT LINE TO GAS LINES. CONTRACTOR WILL BE REQUIRED TO MAINTAIN FOR LOCATIONS AT LEAST 48 HOURS PRIOR TO PIPE INSTALLATION. YOUR SUBMITTAL WILL BE RETURNED TO YOU UPON RECEIPT.

DATE: 07/11/2018
 DRAWN BY: A. MEJIAZ
 CHECKED BY: T. FERENCAC
 DATE: 07/17/2018

SEE GRAPHIC

NEW MAIN AND SERVICES
 BIG SKY RANCH
 AUSTIN, TEXAS
 PROJECT NO. 6575
 DATE: 10/20/2018

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item # 8.

OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL ME BY THESE PRESENTS:

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF 186.25 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 18036374 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 69.820 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Matthew Scrivener
MATTHEW SCRIVENER
MERITAGE HOMES

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED MATTHEW SCRIVENER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 11th DAY OF DECEMBER, A.D. 2019.

Meranda S Perkins
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT:

THE STATE OF TEXAS
THE COUNTY OF HAYS

KNOW ALL ME BY THESE PRESENTS:

THAT THE CITY OF DRIPPING SPRINGS, BEING THE OWNER OF 4.15 ACRES IN THE PHILLIP A. SMITH SURVEY NUMBER 26, ABSTRACT NUMBER 415 IN HAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 19045270 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS;

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 12 DAY OF December, A.D. 2019.

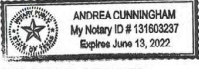
Todd Purcell
TODD PURCELL
MAYOR, CITY OF DRIPPING SPRINGS

THE STATE OF TEXAS
THE COUNTY OF HAYS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND THE STATE, ON THIS DAY PERSONALLY APPEARED TODD PURCELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12 DAY OF December, A.D. 2019.

Andrea Cunningham
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



FINAL PLAT NOTES:

- THIS FINAL PLAT IS LOCATED WITHIN THE CITY OF DRIPPING SPRINGS CITY LIMITS.
- THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PLAT IS LOCATED WITHIN THE DRIPPING SPRINGS INDEPENDENT SCHOOL DISTRICT.
- ACCESS TO AND FROM LOT OR LOTS SHALL NOT BE PERMITTED FROM ONE STREET.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN AS DELINEATED ON MAP NUMBER 48206C0105F, DATED SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- WATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE DRIPPING SPRINGS WATER SUPPLY CORPORATION.
- ORGANIZED WASTEWATER SERVICE WILL BE PROVIDED TO EACH LOT BY THE CITY OF DRIPPING SPRINGS.
- ELECTRIC SERVICE WILL BE PROVIDED BY THE FERNANDES ELECTRIC COOPERATIVE.
- TELEPHONE SERVICE WILL BE PROVIDED BY SPECTRUM.
- GAS SERVICE WILL BE PROVIDED BY TEXAS GAS SERVICES.
- MINIMUM REAR SETBACK SHALL BE 10'
- MINIMUM FRONT SETBACK SHALL BE 10'
- MINIMUM INTERIOR SIDE YARD SETBACKS SHALL BE 5'
- MINIMUM SIDE YARD SETBACKS ADJACENT TO A PUBLIC STREET SHALL BE 7.5'
- ALL STREETS SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE CITY OF DRIPPING SPRINGS AND HAYS COUNTY DEVELOPMENT REGULATIONS AS AMENDED BY PPD NO.10.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED COMMUNITY WATER SYSTEM.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A STATE-APPROVED ORGANIZED WASTEWATER SYSTEM.
- NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL DEVELOPMENT AUTHORIZATION REQUIREMENTS HAVE BEEN SATISFIED ACCORDING TO THE CITY OF DRIPPING SPRINGS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY OF DRIPPING SPRINGS.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND TO PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS (A) A PERMIT FOR USE OF THE CITY RIGHT-OF-WAY HAS BEEN ISSUED.
- DEVELOPMENT AND RESTRICTIONS WITHIN THE CITY OF DRIPPING SPRINGS AND TCEQ WATER QUALITY BUFFER ZONES ARE LIMITED TO THOSE LISTED IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ'S) OPTIONAL ENHANCED MEASURES FOR THE PROTECTION OF WATER QUALITY IN THE EDWARDS AQUIFER (REVISED) OR AS PERMITTED BY THE TCEQ AND IN COMPLIANCE WITH THE CITY OF DRIPPING SPRINGS WATER QUALITY PROTECTION ORDINANCE.
- TWO SHADE TREES WILL BE REQUIRED FOR EACH RESIDENTIAL LOT PER THE CITY OF DRIPPING SPRINGS LANDSCAPE ORDINANCE.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE PARK.
- THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM WATER DETENTION AND WATER QUALITY PONDS.
- THIS DEVELOPMENT IS SUBJECT TO DRIPPING SPRINGS ORDINANCE 2018-24, PLANNED DEVELOPMENT DISTRICT NO. 10-BIG SKY.
- ALL PROPOSED COLLECTOR STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG BOTH SIDES OF THE STREET.
- ALL PROPOSED LOCAL STREETS WITHIN THIS SUBDIVISION SHALL HAVE A MIN. 4' WIDE CONCRETE SIDEWALK ALONG ONE SIDE OF THE STREET.
- OWNERSHIP AND MAINTENANCE OF ALL NON-SINGLE FAMILY LOTS AND DRAINAGE EASEMENTS (EXCLUDING PUBLIC PARKLANDS) WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- A 10 FT. PUBLIC UTILITY EASEMENT ADJACENT TO ALL PUBLIC STREETS IS HEREBY DEDICATED.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING, THAT OBSTRUCT OR LIMIT FLOW SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- STREET LIGHTING WILL COMPLY WITH LIGHTING ORDINANCE [SRDA 3.11].
- PARK AND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED WITHIN THIS DEVELOPMENT THROUGH A COMBINATION OF PRIVATE AND PUBLIC PARK LAND AND OPEN SPACE.
- ALL ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY FOR UNDERGROUND INSTALLATIONS IN SUBDIVISIONS SHALL BE PAD MOUNTED OR PLACED UNDERGROUND IN A PUBLIC UTILITY EASEMENT.
- 30' LANDSCAPE BUFFER EASEMENT ALONG LOTS 14, 15, 17 BLOCK G, LOTS 1, 3, 4, 5 BLOCK B, LOTS 9, 10, 11, 21, 22 BLOCK 53, IS TO REMAIN UNTOUCHED NATIVE VEGETATION.
- LOT 8, BLOCK 1, IS DEDEDICATED TO THE CITY OF DRIPPING SPRINGS AS DEDICATED PARKLAND TO MEET THE TEXAS PARKS AND WILDLIFE DEPARTMENT CONVERSION REQUIREMENTS, AS AGREED TO IN THE BIG SKY RANCH DEVELOPMENT AGREEMENT PER DEC NO. 180251021 O.P.R.H.C.

DEVELOPMENT NOTE:

THIS DEVELOPMENT IS SUBJECT TO ORDINANCE 2018-24 PPD No. 10 BIG SKY (OCT 9, 2018)

ENVIRONMENTAL NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY THE CITY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY; RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER SOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM OR TO AN INDIVIDUAL ON-SITE SEWAGE FACILITY WHICH HAS BEEN APPROVED AND PERMITTED BY THE CITY OF DRIPPING SPRINGS ENVIRONMENTAL HEALTH DEPARTMENT. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL CITY OF DRIPPING SPRINGS DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MADE.

Chad Gilpin
CHAD GILPIN
CITY ENGINEER

12-11-19
DATE

STATE OF TEXAS
CITY OF DRIPPING SPRINGS
HAYS COUNTY, TEXAS

BIG SKY RANCH PHASE ONE, HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY OF DRIPPING SPRINGS AS A FINAL PLAT OF ADMINISTRATIVE APPROVAL PURSUANT TO ORDINANCE 1230.09, AND IS HEREBY APPROVED ADMINISTRATIVELY.

Michelle Fischer
MICHELLE FISCHER, CITY ADMINISTRATOR OF DRIPPING SPRINGS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW BY ALL MEN THESE PRESENTS: THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE CITY OF DRIPPING SPRINGS, TEXAS AND FURTHER CERTIFY THAT THIS PLAT IS TRULY AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Garrett Cavaliolo
GARRETT CAVAILOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714
DOUCET & ASSOCIATES, INC.
GCVAILOLO@DOUCETENGINEERS.COM



STATE OF TEXAS
COUNTY OF TRAVIS

I, JENNIFER J. PAISLEY, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48559C 0105F, EFFECTIVE DATE SEPTEMBER 2, 2005, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ADDITIONALLY, CHANNELIZED AND CONCENTRATED STORM WATER RUNOFF FROM THE 100 YEAR STORM EVENT SHALL BE CONTAINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS AND DRAINAGE LOTS SHOWN ON THE ATTACHED PLAT.

Jennifer J. Paisley
JENNIFER J. PAISLEY
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 91100



STATE OF TEXAS
COUNTY OF HAYS

I, ELAINE HANSON CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE ON THE 27 DAY OF January, A.D. 2020 AT 11:41 O'CLOCK A. M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN

BOOK 20003043

WITNESS MY SEAL OF OFFICE, THIS THE 27 DAY OF January, A.D. 2020.

Elaine H. Cardenas by De S. Min, Deputy
ELAINE HANSON CARDENAS, MGR, PUD, COUNTY CLERK
HAYS COUNTY, TEXAS

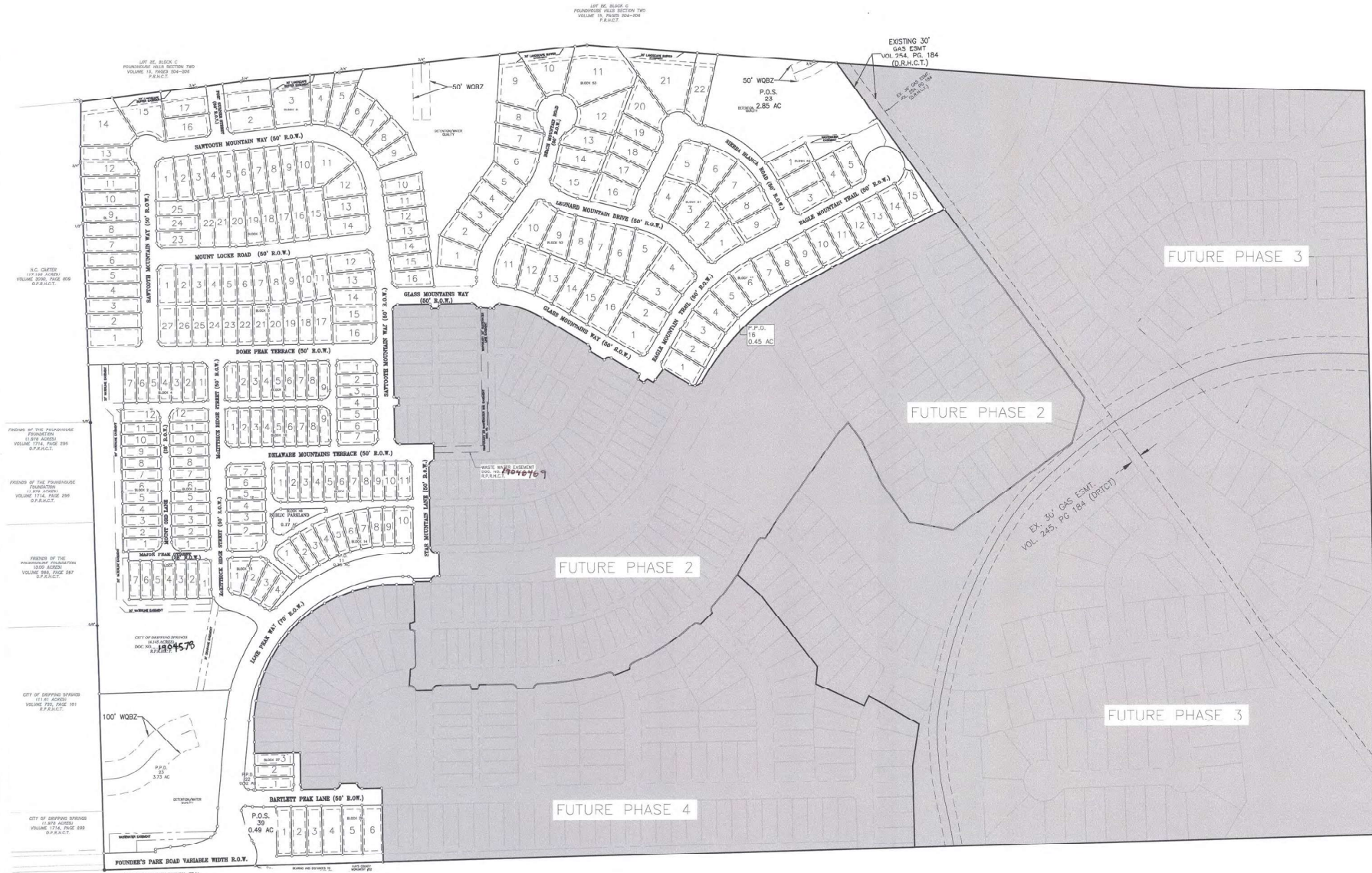
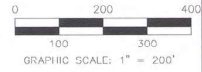


DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES Civil Engineering - Planning - Geospatial 7401 B. Highway 71 W. Suite 160 Austin, Texas 78735, Phone: (512)-583-2600 www.doucetengineers.com TBPLS Firm #10105800 / TBPE Firm #3937	Date: 12/11/2019
	Scale:
	Drawn by: jmh
	Reviewed: DC
	Project: 1691-002
	233

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item # 8.



SITE DATA TABLE

	IMPERVIOUS COVER										PARKLAND					TOTAL (not including SWAP)			
	Site Area (AC)	Type A Residential Lots	Type B Residential Lots	Type C Residential Lots	Residential Lots	Collector Road (LF)	Local Road (LF)	Alleys (LF)	Streets/Sidewalk I.C. (AC)	L.U.E.%	Lots I.C. (AC)	Amenity Center & Misc.	Impervious Cover (AC)	Impervious Cover (%)	Public Parkland		Private Open Space	Private Parkland	Parkland Swap
REQUIRED	200.40																		31.20
ALLOWABLE					780					Average Lot Size 6,641 SF (0.15 AC)			100.20	50.00%		(credit for 50%)	(credit for 50%)	(credit for 0%)	
PHASE ONE	69.82	98	88	70	756	1580	10158	2557	11.55	256	17.09	0.20	28.84	14.39%	4.11	7.14	0.00	4.15	7.68
TOTAL	200.40												28.84	14.39%	4.11	7.14	0.00	4.15	7.68

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Geospatial
 7401 B. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetengineers.com
 TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	1"=200'
Drawn by:	JWF
Reviewed by:	GC
Project:	1601-009
Sheet:	234

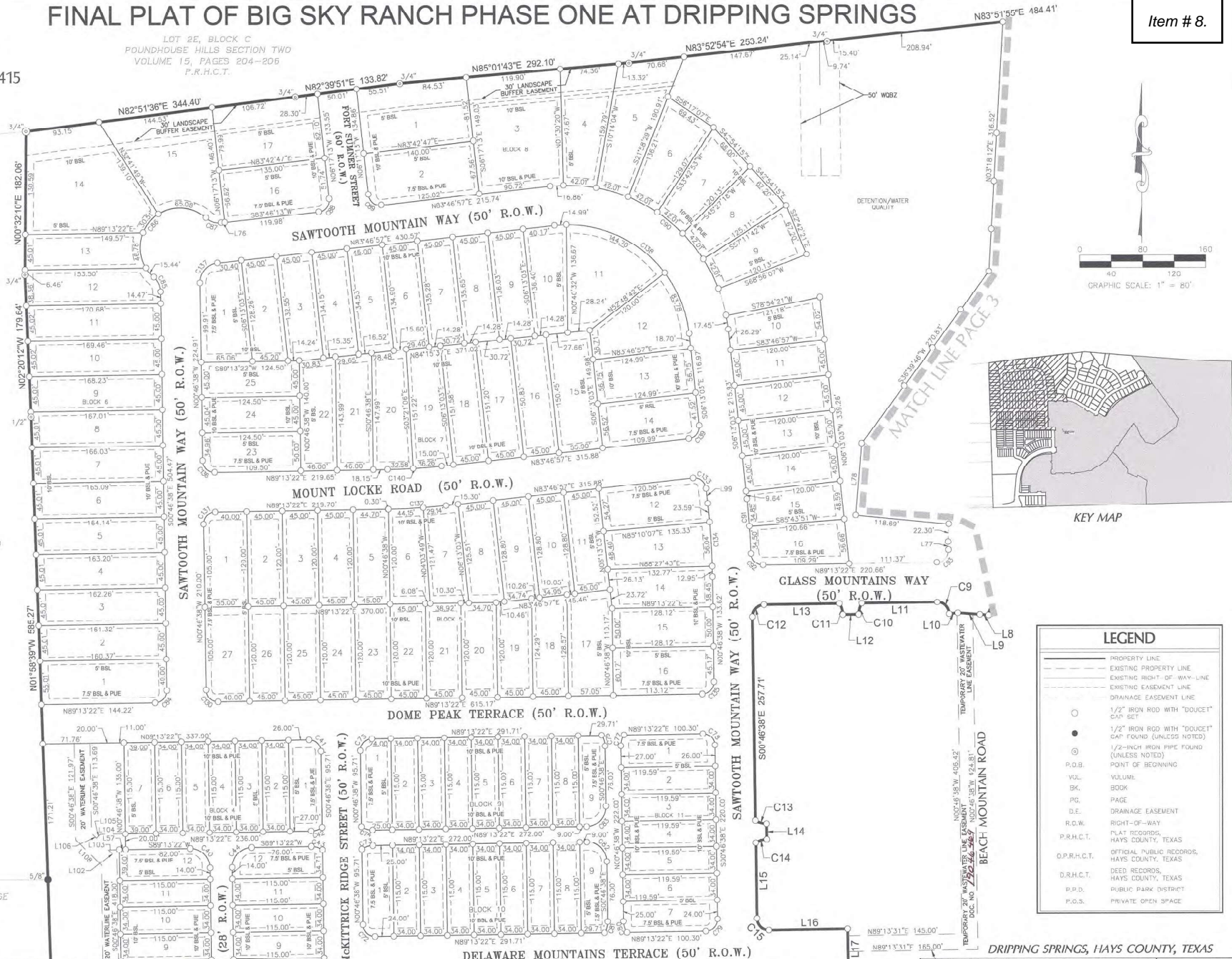
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THE PHILLIP A. SMITH LEAGUE, SURVEY #26, ABSTRACT NUMBER 415

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

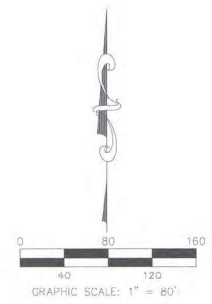
LOT 2E, BLOCK C
POUNDRIDGE HILLS SECTION TWO
VOLUME 15, PAGES 204-206
P.R.H.C.T.

Item # 8.



H.C. CARTER
(17,185 ACRES)
VOLUME 9030, PAGE 009
O.P.R.H.C.T.

FRIENDS OF THE POUNDRIDGE
FOUNDATION
(1,978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.



LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	DRAINAGE EASEMENT LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTICED)
	1/2-IRON IRON PIPE FOUND (UNLESS NOTICED)
	POINT OF BEGINNING
	VOLUME
	BOOK
	PAGE
	D.E. DRAINAGE EASEMENT
	R.O.W. RIGHT-OF-WAY
	P.R.H.C.T. PLAT RECORDS, HAYS COUNTY, TEXAS
	O.P.R.H.C.T. OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
	D.R.H.C.T. DEED RECORDS, HAYS COUNTY, TEXAS
	P.P.D. PUBLIC PARK DISTRICT
	P.O.S. PRIVATE OPEN SPACE

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

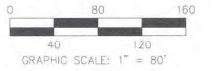
Date: 12/11/2019
Scale: 1"=80'
Drawn by: JWF
Reviewed: GC
Project: 1601-009

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

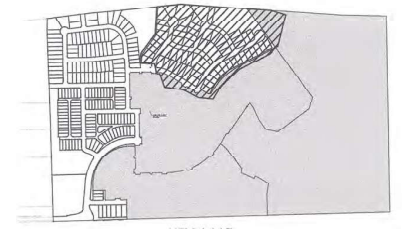
LOT 2E BLOCK C
POUNDRHOUSE HILLS SECTION TWO
VOLUME 14, PAGES 204-208
P.R.H.C.T.

THE PHILLIP A.
SMITH LEAGUE,
SURVEY #26,
ABSTRACT NUMBER 415

Symbol	Description
---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY-LINE
- · - · -	EXISTING EASEMENT LINE
- - - -	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
⊙	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS
P.P.D.	PUBLIC PARK DISTRICT
P.O.S.	PRIVATE OPEN SPACE



MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018



KEY MAP

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

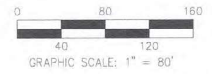
DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
7401 B. Highway 71 W, Suite 160
Austin, Texas 78735. Phone: (512)-583-2600
www.doucetengineers.com
TBPLS Firm #10105800 / TBPE Firm #3937

Date:	12/11/2019
Scale:	1"=80'
Drawn by:	JWF
Reviewed by:	GC
Project:	1691-002

MATCH LINE PAGE 2

Item # 8.

---	PROPOSED
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING EASEMENT LINE
---	DRAINAGE EASEMENT LINE
○	1/2" IRON ROD WITH "DOUCET" CAP SET
●	1/2" IRON ROD WITH "DOUCET" CAP FOUND (UNLESS NOTED)
⊙	1/2-INCH IRON PIPE FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL	VOLUME
BOOK	BOOK
PG.	PAGE
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
P.R.H.C.T.	PLAT RECORDS, HAYS COUNTY, TEXAS
O.P.R.H.C.T.	OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
D.R.H.C.T.	DEED RECORDS, HAYS COUNTY, TEXAS



FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

FRIENDS OF THE POUNDHOUSE FOUNDATION
(1.978 ACRES)
VOLUME 1714, PAGE 295
O.P.R.H.C.T.

FRIENDS OF THE POUNDHOUSE FOUNDATION
(3.00 ACRES)
VOLUME 988, PAGE 287
O.P.R.H.C.T.

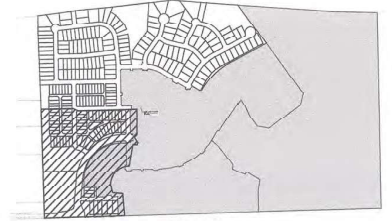
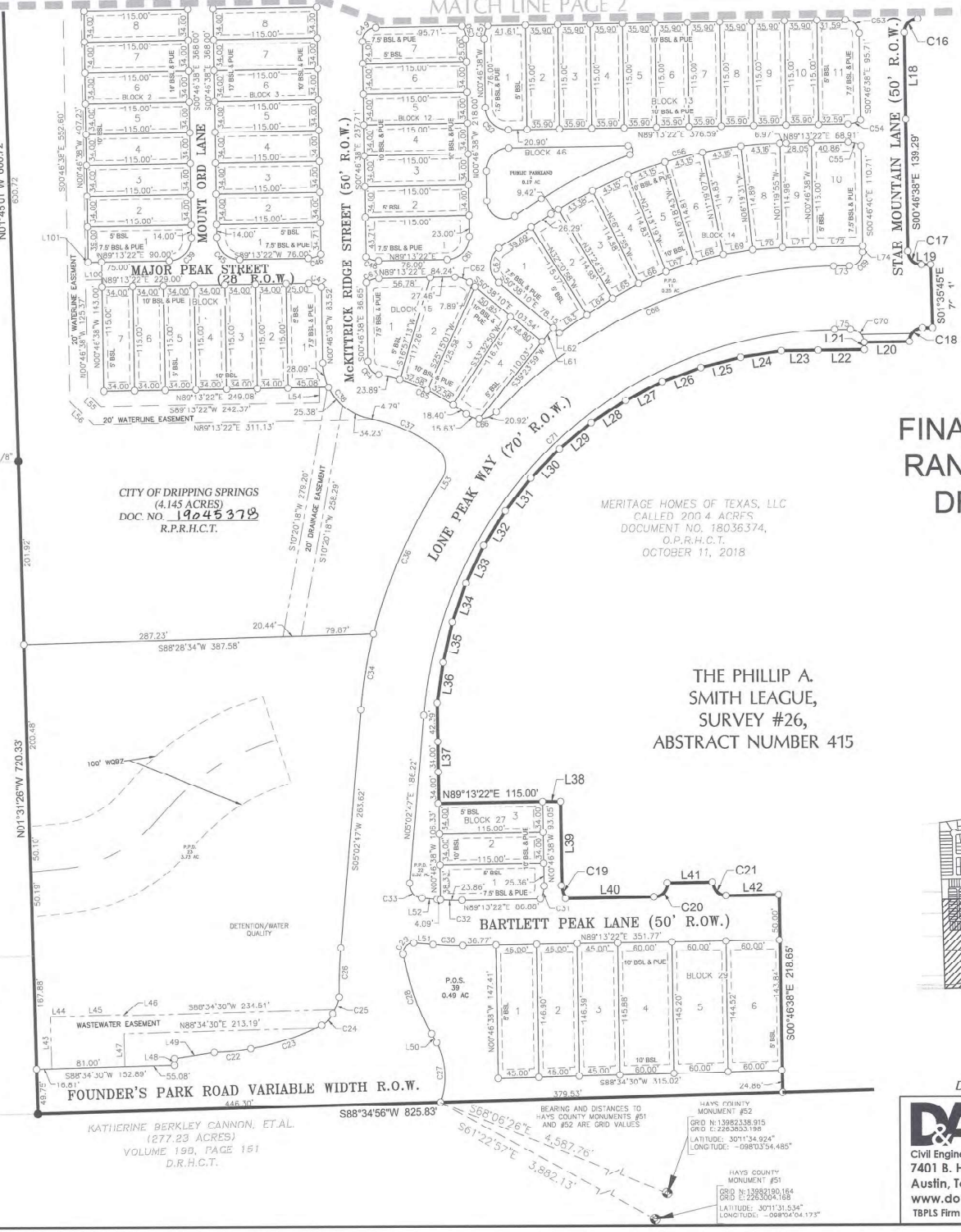
CITY OF DRIPPING SPRINGS
(4.145 ACRES)
DOC. NO. 19245378
R.P.R.H.C.T.

CITY OF DRIPPING SPRINGS
(11.61 ACRES)
VOLUME 733, PAGE 101
R.P.R.H.C.T.

CITY OF DRIPPING SPRINGS
(1.978 ACRES)
VOLUME 1714, PAGE 289
O.P.R.H.C.T.

MERITAGE HOMES OF TEXAS, LLC
CALLED 200.4 ACRES
DOCUMENT NO. 18036374,
O.P.R.H.C.T.
OCTOBER 11, 2018

THE PHILLIP A. SMITH LEAGUE,
SURVEY #26,
ABSTRACT NUMBER 415



KEY MAP

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

DA DOUCET & ASSOCIATES
Civil Engineering - Planning - Geospatial
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Austin, Texas 78735, Phone: (512)-583-2600
www.doucetengineers.com
TBLS Firm #10105800 / TPFE Firm #3937

Date: 12/11/2019
Scale: 1"=80'
Drawn by: JMW
Reviewed by: GC
Project: 1891-002

C:\Users\mrc\Documents\Projects\1891-002 - Big Sky (Final) - Final\CD\CD\Big Sky\Submittals\1891-002 - Big Sky - Final.dwg

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item # 8.

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	461.33'	787.53'	33.36'	S47°09'13"W	454.76'
C2	37.26'	28.24'	75.61'	S81°49'44"W	34.61'
C3	14.86'	25.00'	34.06'	S47°22'26"W	14.64'
C4	14.86'	25.00'	34.06'	N13°19'05"E	14.64'
C5	23.56'	15.00'	90.00'	S75°20'45"W	21.21'
C6	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C7	135.21'	325.00'	23.84'	N71°34'20"W	134.24'
C8	25.47'	15.00'	97.29'	S47°51'58"W	22.52'
C9	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C10	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C11	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C12	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C13	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C14	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C15	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C16	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C17	23.50'	14.95'	90.40'	S45°46'30"E	21.21'
C18	23.34'	15.00'	89.14'	S43°47'29"W	21.05'
C19	14.86'	25.00'	34.06'	S17°48'19"E	14.64'
C20	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C21	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C22	40.65'	282.81'	8.24'	N84°36'21"E	40.61'
C23	83.01'	284.36'	16.73'	N72°07'29"E	82.72'
C24	18.21'	25.96'	40.19'	S43°40'00"W	17.84'
C25	19.95'	73.64'	15.52'	S20°49'13"W	19.89'
C26	54.37'	535.00'	5.82'	N02°08'07"E	54.34'
C27	67.96'	79.84'	48.77'	N03°28'59"W	65.93'
C28	93.78'	262.13'	20.50'	N19°10'52"W	93.28'
C29	19.20'	10.89'	101.04'	N41°33'12"E	16.80'
C30	33.03'	325.00'	5.80'	S47°51'56"E	33.02'
C31	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C32	27.95'	275.00'	5.82'	N87°51'56"W	27.94'
C33	23.56'	15.00'	90.00'	N39°57'13"W	21.21'
C34	85.04'	534.65'	9.11'	N09°35'36"E	84.95'
C36	185.18'	585.26'	18.13'	N24°04'50"E	184.40'
C37	81.88'	175.00'	26.81'	S65°55'13"E	81.14'
C38	87.70'	63.97'	78.54'	S40°04'20"E	80.99'
C39	39.27'	25.00'	90.00'	N44°13'22"E	35.36'
C40	39.27'	25.00'	90.00'	N45°46'38"W	35.36'
C41	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C42	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C43	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C44	39.27'	25.00'	90.00'	S44°13'22"W	35.36'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C45	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C46	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C47	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C48	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C49	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C50	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C51	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C52	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C53	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C54	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C55	14.86'	25.00'	34.06'	S73°44'58"E	14.64'
C56	275.52'	500.00'	31.57'	N73°26'12"E	272.05'
C61	39.27'	25.00'	90.00'	N44°13'22"E	35.36'
C62	17.51'	25.00'	40.14'	N70°42'24"W	17.16'
C63	14.86'	25.00'	34.06'	S72°11'41"W	14.64'
C64	20.51'	15.00'	78.35'	S39°57'13"E	18.95'
C65	107.46'	225.00'	27.36'	S65°26'53"E	106.44'
C66	36.54'	25.00'	83.75'	N86°21'27"E	33.38'
C67	47.25'	25.00'	108.29'	S03°30'26"W	40.52'
C68	417.77'	535.00'	44.74'	N66°51'07"E	407.24'
C69	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C70	23.24'	15.22'	87.52'	S46°14'25"E	21.05'
C71	603.10'	465.00'	64.10'	N47°00'04"E	623.35'
C72	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C73	14.86'	25.00'	34.06'	N72°11'41"E	14.64'
C74	14.86'	25.00'	34.06'	N73°44'58"W	14.64'
C75	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C76	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C77	14.86'	25.00'	34.06'	N16°15'02"E	14.64'
C78	23.56'	15.00'	90.00'	S45°46'38"E	21.21'
C79	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C80	14.86'	25.00'	34.06'	N17°48'19"W	14.64'
C81	14.86'	25.00'	34.06'	S16°15'02"W	14.64'
C82	39.27'	25.00'	90.00'	S45°46'38"E	35.36'
C83	39.27'	25.00'	90.00'	S44°13'22"W	35.36'
C84	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C85	21.03'	25.00'	48.19'	N24°52'20"W	20.41'
C86	157.90'	50.00'	180.94'	N41°30'09"E	100.00'
C87	21.01'	25.32'	47.54'	N72°07'22"W	20.41'
C88	23.58'	15.00'	90.07'	S38°44'52"W	21.23'
C89	23.54'	15.00'	89.93'	N51°19'08"W	21.20'
C90	322.01'	205.00'	90.00'	S51°13'03"E	289.91'
C91	69.35'	1,025.00'	3.88'	S04°16'45"E	69.34'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C92	23.15'	15.00'	88.44'	N46°33'33"W	20.92'
C93	22.39'	14.02'	91.50'	N45°43'49"E	20.08'
C94	133.89'	205.00'	37.42'	N17°57'09"E	131.52'
C95	64.64'	155.00'	23.90'	N24°42'54"E	64.18'
C96	23.55'	25.00'	63.97'	N14°13'00"W	22.60'
C97	301.53'	60.00'	287.94'	S77°13'58"E	70.59'
C98	23.55'	25.00'	63.97'	S39°45'05"W	22.69'
C99	30.88'	205.00'	11.15'	S18°20'27"W	30.82'
C100	20.82'	15.00'	79.52'	S15°50'52"E	19.19'
C101	58.50'	155.00'	21.62'	S66°25'17"E	58.15'
C102	23.56'	15.00'	90.00'	N57°46'02"E	21.21'
C103	49.18'	205.00'	13.74'	N19°38'22"E	49.06'
C104	21.03'	25.00'	48.19'	N02°24'59"E	20.41'
C105	150.65'	50.00'	172.64'	N64°38'22"E	90.70'
C106	21.03'	25.00'	48.19'	S53°08'16"E	20.41'
C107	282.92'	325.00'	49.88'	S52°17'39"E	274.07'
C108	23.56'	15.00'	90.00'	S72°21'20"E	21.21'
C109	34.83'	25.00'	79.84'	N22°43'35"E	32.08'
C110	272.10'	60.00'	259.84'	S67°16'25"E	92.04'
C111	267.78'	475.00'	32.30'	S46°29'43"W	264.23'
C112	23.56'	15.00'	90.00'	N14°39'15"W	21.21'
C113	21.99'	14.00'	90.00'	N75°20'45"E	19.80'
C114	165.83'	375.00'	25.34'	S72°19'21"E	164.48'
C115	22.05'	15.00'	84.21'	S42°53'03"E	20.12'
C116	101.29'	155.00'	37.44'	S17°56'34"W	99.49'
C117	22.97'	15.00'	87.73'	S80°31'35"W	20.79'
C118	77.36'	205.00'	21.62'	N66°25'17"W	76.91'
C119	138.79'	225.00'	35.34'	N59°33'41"W	136.60'
C120	22.45'	14.99'	85.85'	N00°59'09"E	20.41'
C121	123.84'	525.00'	13.52'	N37°06'14"E	123.56'
C122	22.45'	15.00'	85.75'	N84°45'58"W	20.41'
C123	132.54'	275.00'	27.61'	S55°41'50"E	131.26'
C124	21.54'	15.00'	82.27'	S28°22'06"E	19.74'
C125	37.18'	155.00'	13.74'	S19°38'22"W	37.09'
C126	33.27'	25.00'	76.20'	S64°36'22"W	30.07'
C127	239.39'	275.00'	49.88'	N52°17'39"W	231.91'
C128	23.56'	15.00'	90.00'	N17°38'40"E	21.21'
C129	94.20'	525.00'	10.29'	S07°30'04"W	94.13'
C130	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C131	23.56'	15.00'	90.00'	N44°13'22"E	21.21'
C132	73.59'	775.00'	5.44'	N60°30'09"E	73.56'
C133	23.56'	15.00'	90.00'	S51°13'03"E	21.21'
C134	92.58'	975.00'	5.44'	S03°29'51"E	92.54'

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C135	23.56'	15.00'	90.00'	S44°13'22"W	21.21'
C136	23.56'	15.00'	90.00'	N45°46'38"W	21.21'
C137	36.90'	25.00'	84.56'	N41°30'09"E	33.64'
C138	243.47'	155.00'	90.00'	S51°13'03"E	219.20'
C139	23.56'	15.00'	90.00'	S38°46'57"W	21.21'
C140	68.84'	725.00'	5.44'	N86°30'09"E	68.81'

DRIPPING SPRINGS, HAYS COUNTY, TEXAS

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Date:	12/11/2019
Scale:	
Drawn by:	JWF
Reviewed by:	CC
Project:	1691-002
Sheet:	
Total:	

FINAL PLAT OF BIG SKY RANCH PHASE ONE AT DRIPPING SPRINGS

Item # 8.

Line	Length	Direction
L1	88.03'	N59°39'15"W
L2	50.51'	S38°28'34"W
L3	19.14'	N59°39'15"W
L4	20.00'	N50°46'38"E
L5	95.71'	N59°39'15"W
L6	50.00'	N59°39'15"W
L7	150.92'	N09°39'15"W
L8	11.06'	N84°53'31"W
L9	28.10'	N65°56'23"W
L10	11.05'	S84°01'42"W
L11	95.71'	S09°13'22"W
L12	20.00'	S89°13'22"W
L13	95.71'	S89°13'22"W
L14	20.00'	S00°46'38"E
L15	95.71'	S00°46'38"E
L16	100.00'	N89°13'22"E
L17	50.00'	S00°46'38"E
L18	95.71'	S00°46'38"E
L19	10.01'	N89°13'22"E
L20	50.00'	S89°13'22"W
L21	8.01'	S00°46'38"E
L22	21.20'	S89°29'02"W
L23	40.89'	S89°13'22"W
L24	45.57'	S01°14'09"W
L25	45.52'	S76°03'26"W
L26	46.62'	S60°46'12"W
L27	45.52'	S63°28'58"W
L28	46.62'	S57°11'44"W
L29	45.52'	S50°54'31"W
L30	45.52'	S44°37'17"W
L31	45.52'	S38°20'03"W
L32	45.52'	S32°02'49"W
L33	45.52'	S25°45'35"W
L34	45.52'	S19°28'21"W
L35	45.52'	S13°11'07"W
L36	45.61'	S06°51'51"W
L37	110.39'	S00°46'38"E
L38	20.00'	S89°44'34"E
L39	93.00'	S00°46'38"E
L40	97.98'	N89°13'22"E
L41	50.00'	N89°13'22"E
L42	58.33'	N89°13'22"E
L43	57.00'	S01°25'30"E
L44	19.67'	S88°34'30"W
L45	61.33'	S88°34'30"W
L46	1.04'	N01°20'30"W
L47	35.96'	N01°25'30"W
L48	7.00'	S00°05'49"E
L49	44.67'	S81°29'06"W
L50	11.43'	N28°25'50"W

Line	Length	Direction
L51	21.59'	S84°57'13"E
L52	16.60'	N84°57'13"W
L53	2.27'	S34°07'02"W
L54	16.50'	N00°46'38"W
L55	19.98'	S45°46'38"E
L56	36.55'	S45°46'38"E
L57	8.00'	S89°13'22"W
L58	11.06'	N84°53'31"W
L59	28.10'	N65°56'23"W
L60	11.05'	S84°01'42"W
L61	95.71'	S09°13'22"W
L62	20.00'	S89°13'22"W
L63	95.71'	S89°13'22"W
L64	20.00'	S00°46'38"E
L65	95.71'	S00°46'38"E
L66	100.00'	N89°13'22"E
L67	50.00'	S00°46'38"E
L68	95.71'	S00°46'38"E
L69	10.01'	N89°13'22"E
L70	50.00'	S89°13'22"W
L71	8.01'	S00°46'38"E
L72	21.20'	S89°29'02"W
L73	40.89'	S89°13'22"W
L74	45.57'	S01°14'09"W
L75	45.52'	S76°03'26"W
L76	46.62'	S60°46'12"W
L77	45.52'	S63°28'58"W
L78	46.62'	S57°11'44"W
L79	45.52'	S50°54'31"W
L80	45.52'	S44°37'17"W
L81	45.52'	S38°20'03"W
L82	45.52'	S32°02'49"W
L83	45.52'	S25°45'35"W
L84	45.52'	S19°28'21"W
L85	45.52'	S13°11'07"W
L86	45.61'	S06°51'51"W
L87	110.39'	S00°46'38"E
L88	20.00'	S89°44'34"E
L89	93.00'	S00°46'38"E
L90	97.98'	N89°13'22"E
L91	50.00'	N89°13'22"E
L92	58.33'	N89°13'22"E
L93	57.00'	S01°25'30"E
L94	19.67'	S88°34'30"W
L95	61.33'	S88°34'30"W
L96	1.04'	N01°20'30"W
L97	35.96'	N01°25'30"W
L98	7.00'	S00°05'49"E
L99	44.67'	S81°29'06"W
L100	11.43'	N28°25'50"W

Line	Length	Direction
L104	31.56'	N89°13'22"E
L105	7.22'	N44°13'22"E
L106	9.07'	S45°46'38"E

PARCEL	ACREAGE
1	0.104
2	0.090
3	0.090
4	0.090
5	0.090
6	0.000
7	0.090
8	0.172
9	0.173
10	0.100
11	0.090
12	0.090
13	0.090
14	0.090
15	0.090
16	0.090
17	0.090
18	0.090
19	0.090
20	0.090
21	0.090
22	0.090
23	0.090
24	0.090
25	0.090
26	0.124
27	0.150

PARCEL	ACREAGE
1	0.201
2	0.166
3	0.167
4	0.168
5	0.169
6	0.170
7	0.171
8	0.172
9	0.173
10	0.174
11	0.176
12	0.172
13	0.153
14	0.425
15	0.336
16	0.206
17	0.251
1	0.167
2	0.135
3	0.138
4	0.139
5	0.139
6	0.140
7	0.140
8	0.140
9	0.141
10	0.152
11	0.262
12	0.197
13	0.163
14	0.101
15	0.193
16	0.156
17	0.196
18	0.156
19	0.165
20	0.163
21	0.154
22	0.150
23	0.142
24	0.129
25	0.129
1	0.266
2	0.216
3	0.360
4	0.202
5	0.239
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7	0.155
8	0.152
9	0.152
10	0.135
11	0.124
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14	0.124
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18	0.131
19	0.126
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21	0.124
22	0.124
23	0.124
24	0.124
25	0.124
26	0.124
27	0.150

PARCEL	ACREAGE
1	0.101
2	0.090
3	0.090
4	0.090
5	0.090
6	0.000
7	0.090
8	0.090
9	0.006
10	0.172
11	0.165
12	0.165
13	0.165
14	0.165
15	0.180
16	0.165
17	0.165
18	0.165
19	0.165
20	0.165
21	0.165
22	0.165
1	0.111
2	0.093
3	0.093
4	0.093
5	0.093
6	0.093
7	0.106
1	0.123
2	0.090
3	0.090
4	0.090
5	0.090
6	0.090
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22	0.275

PARCEL	ACREAGE
1	0.177
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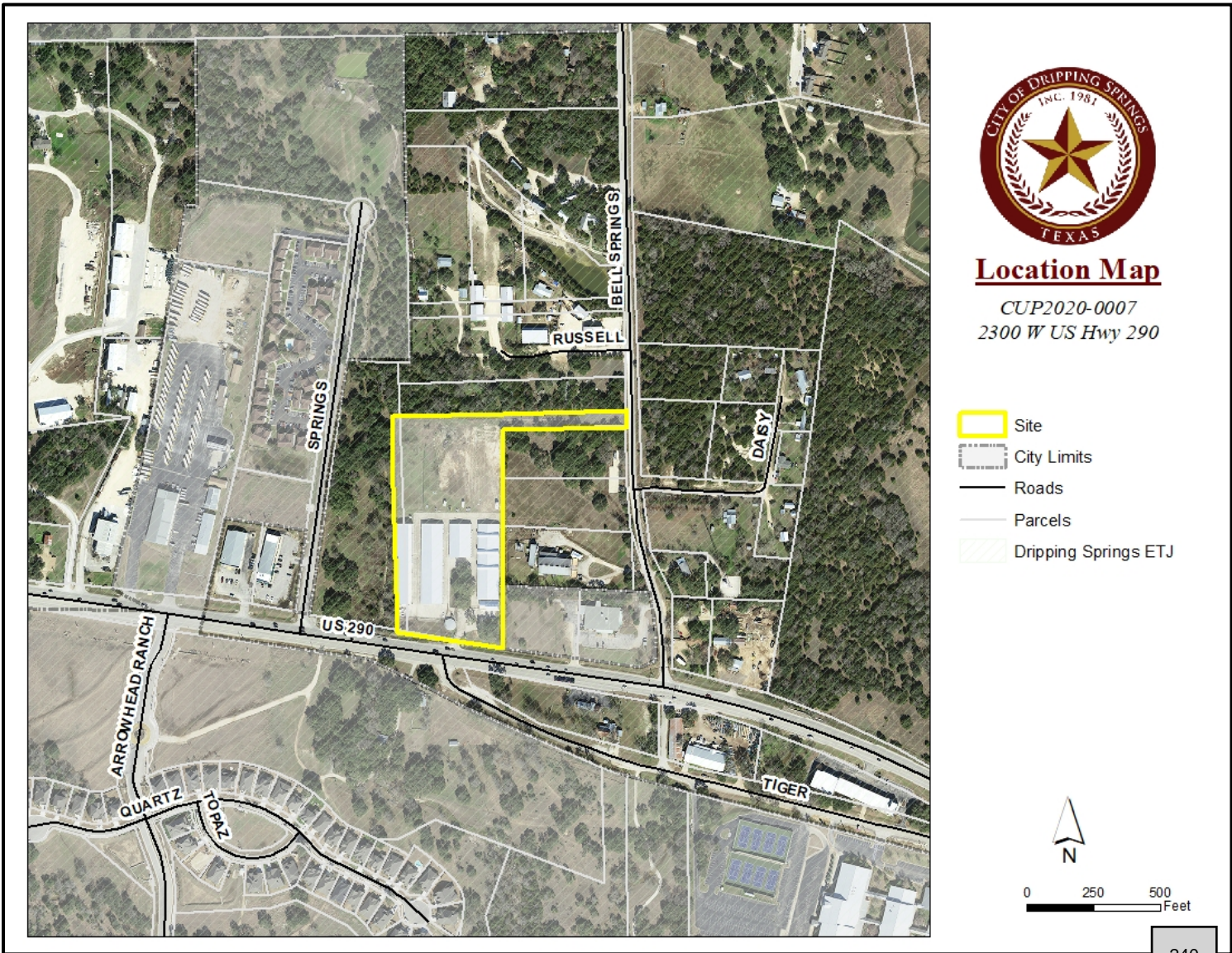
City Council Planning Department Staff Report

Item # 9.

City Council Meeting: August 11, 2020
Project Number: CUP2020-0007
Project Planner: Robyn Miga, Consulting Planner

Item Details

Project Name: AAA Storage/AAA CUP
Property Location: 2300 W. U.S. 290, north of U.S. 290, west of Bell Springs Road, and east of Spring Lane
Legal Description: Approximately 8.5 acres situated in the Benjamin F. Hanna Survey, Abstract No. 222
Applicant: Glenda Jacoby
Property Owner: Kevin Maxwell
Request: Conditional Use Permit for mini-warehouse/self-storage



Overview

The applicant is requesting to be able to use the property, located at 2300 W. U.S. 290, for mini-warehouse/self-storage, which is allowed by a Conditional Use Permit within the Commercial Services (CS) zoning district. This property has an existing use of mini-warehouse/self-storage on the front part of the parcel, known as AAA Storage, which was originally developed before the property was located in the city's extraterritorial jurisdiction (ETJ) therefore the property was developed according to county standards. The applicant recently annexed the property into the city, and subsequently zoned the parcel with the intent of requesting the proposed Conditional Use Permit to continue the use that exists on the property today. The reason for the request for annexation was because the impervious cover limitation within the ETJ is 35-percent, and the impervious cover allowed in the CS district is 70-percent.

The applicant is requesting to build two structures on the rear part of the parcel: one 50,000 square foot structure, and one 20,000 square foot structure. While the front portion of the site has been in existence for many years, it is important to note that the applicant is requesting the CUP for the entire site, which would include the original phase, so there is an opportunity to bring some of the non-conformities into compliance with the city's code today, including signage, lighting, and increased landscaping along the frontage of U.S. 290.

The applicant will be requesting a parking variance prior to the time of site plan and will be working with the city architect on exterior design of the structures, so the elevation exhibits that are included are not necessarily representative of what exactly will be built in the field.

Site Information

Location:

The subject property is located at 2300 W. U.S. 290, west of Bell Springs Road, south of Russell Lane, north of U.S. 290, and east of Spring Lane.

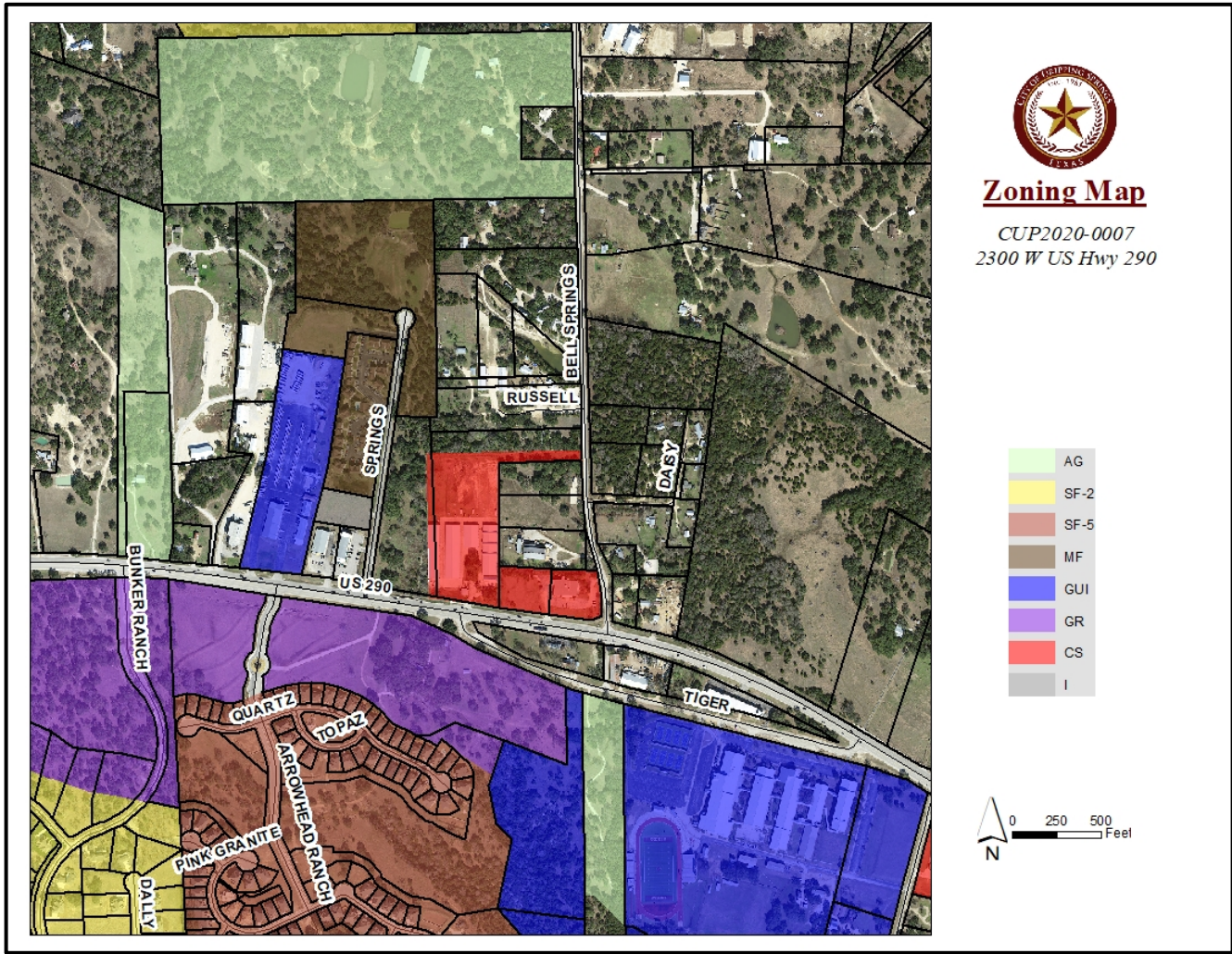
Physical and Natural Features:

The site totals approximately 8.5 acres, and approximately half of the site is developed as a storage facility today – AAA Storage.

Future Land Use and Zoning Designation:

The City's Future Land Use Map does not have a designation for this property.

The property is zoned Commercial Services (CS).



Surrounding Properties

The current zoning and existing uses of the adjacent properties to the north, south, east, and west are outlined in the table below:

Direction	Zoning District	Existing Use
North	ETJ	Vacant land, office warehouses, and education facility.
East	ETJ and Commercial Services (CS)	Dripping Springs Distilling, A-Line Outdoor Power/Auto Parts
South	General Retail District, and SF-5 within the Conditional Overlay District	Retail and Residential (Arrowhead Ranch)
West	ETJ, MF-2, and Industrial	Commercial/Restaurant, apartments

Summary

Staff analyzed the proposed Conditional Use Permit for the property located at 2300 W. U.S. 290 against the requirements outlined in 3.17.6 of the City's Code of Ordinances:

- (a) The proposed use at the specified location is consistent with the policies embodied in the Comprehensive Plan;

The comprehensive plan does not speak to this property specifically, but the plan does speak to the city supporting commercial and residential development, and storage can support both.

- (b) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;

The proposed request for mini-storage/self-storage on the site meets the purpose and intent of the zoning district, because it's meant to provide for commercial services and this use is allowed by CUP within that district.

- (c) The proposed use meets all supplemental standards specifically applicable to the use, as established in the Development Standards, [Section 5](#);

The site will be required to comply with parking and loading requirements set forth in Section 5, Development Standards & Use Regulations for off-street parking and loading, or they will be required to go through a variance process to request an alternative, which will be required prior to site plan. The proposed expansion would require 70 parking spaces (one space per 1,000 sq. ft.), and the applicant stated that they will be requesting a variance prior to site plan for parking.

- (d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods, and (as required by the particular circumstances) includes improvements or modifications (either on-site or within the public rights-of-way) to mitigate development-related adverse impacts, including but not limited to the following:

- (1) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;

The site today has two points of access- an existing driveway off of U.S. 290, and a proposed second point of entry from Bell Springs Road.

- (2) Off-street parking areas, loading areas, and pavement type;

The applicant will be applying for a parking variance, as previously mentioned, however, the site will be required to comply with all standards today until any variances are requested from the code.

- (3) Refuse and service areas;

The site will be required to provide a refuse container as applicable with the use.

- (4) Utilities with reference to location, availability, and compatibility;

The site has water and wastewater services available.

- (5) Screening and buffering, features to minimize visual impacts, and/or setbacks from adjacent uses;

Since phase one of the development was constructed prior to being in the city limits, there were no buffering requirements placed on them during construction. However, with the request for a CUP on the entire site – including phase 1 – staff’s opinion is that the applicant should work to meet the intent of the code to provide a buffer along U.S. 290. The code requires a 25’ buffer along U.S. 290, however, since there is a drainage pond within this area along the frontage, the applicant is likely not able to provide that much of a buffer. Staff is requesting that the applicant be required to provide landscaping along the frontage, and enhance the visual appearance of the detention pond that’s directly adjacent to U.S. 290, in order to meet the intent of the buffer. Staff would also request that if the property owner intends to continue to rent out U-Hauls, that they not be allowed to be stored in the front yard adjacent to U.S. 290.

- (6) Control of signs, if any; **not applicable.**
- (7) Control of exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district; **The applicant will be required to comply with the city’s lighting ordinance, and they have submitted a compliance letter with the CUP application.**
- (8) Required yards and open space; **The site is required to comply with impervious cover limitations, but there are no open space requirements.**
- (9) Height and bulk of structures; **There are two proposed structures on the site – a 50,000 sq. ft. structure, and a 20,000 sq. ft. structure. They will be required to adhere to all regulations provided regarding height.**
- (10) Hours of operation; **The applicant can speak to access of the site from tenants, but the office on site will maintain normal business hours.**
- (11) Exterior construction material, building design, and building facade treatment; **The proposed structures are slated to be metal, but the applicant will be required to work with the city architect regarding meeting the exterior design standards set forth in Article 24.03 of the City’s Code of Ordinances.**
- (12) Roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets; and

Not applicable to this proposed CUP.

- (13) Provision for pedestrian access/amenities/areas;

This is a commercial use that has no proposed amenities.

- (e) The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity; and,
- (f) Noise; **The property will be required to comply with all state laws regarding noise nuisances.**
- (g) Odors; and **The property will be required to comply with all state laws regarding odor nuisances.**
- (h) Dust. **The property will be required to comply with all state laws regarding dust/debris nuisances.**

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Conditional Use Permit. To date, no letters for or against the request have been received.

Staff Recommendation

Staff is recommending approval of the proposed request with the following conditions:

- All signage on the site that does not comply with the city’s ordinances today be removed and replaced with signs that meet code requirements today;
- The site be required to comply with the city’s lighting ordinance;
- Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that’s located adjacent to U.S. 290;
- U-Hauls not be stored where they can be seen from U.S. 290;
- The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city’s code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
- The property will be required to work with the city’s architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city’s code.

Planning and Zoning Commission Recommendation

A motion was made by Vice Chair Martin to recommend City Council approval of CUP2020-0007: Application for a Conditional Use Permit to allow the Use Mini-Warehouse – Self Storage located at 2300 W US Hwy 290, Dripping Springs TX 78620, which is Zoned Commercial Services with the condition that no more than two (2) U-Haul trucks at a time are parked at the front of the facility facing Highway 290, and with the following staff recommendations:

1. All signage on the site that does not comply with the city’s ordinances today be removed and replaced with signs that meet code requirements today;
2. The site be required to comply with the city’s lighting ordinance;
3. Landscaping be required to be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that’s located adjacent to U.S. 290;
4. No more than two U-Hauls notto be stored where they can be seen from U.S. 290;
5. The area shown for RV Storage shall comply with Section 5.13, Open Storage, of the city’s code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage; and
6. The property will be required to work with the city’s architect regarding exterior design requirements for the proposed structures in order to be compliant with Article 24.03 of the city’s code.

Commissioner McIntosh seconded the motion which carried 6 to 0 to 1, with Commissioner Strong abstaining.

Attachments

Exhibit 1 – Conditional Use Permit Application

Exhibit 2 – Conceptual Layout

Recommended Action:	Approve the request contingent on conditions outlined.
Alternatives/Options:	Deny the conditional use permit; Approve the request with alternate conditions
Budget/Financial Impact:	All fees have been paid.

Planning Department Staff Report

Item # 9.

Public Comments:	Comment Attached to Packet
Enforcement Issues:	N/A



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384
Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CONDITIONAL USE PERMIT APPLICATION

Case Number (staff use only): _____

NEW APPLICATION EXTENSION OF A PREVIOUSLY APPROVED CUP

CONTACT INFORMATION

PROPERTY OWNER NAME Kevin Maxwell

STREET ADDRESS 2300 J 4th St

CITY CROCKETT STATE TX ZIP CODE 75835

PHONE 936-544-5154 EMAIL kmaxwell2506@gmail.com

APPLICANT NAME Glenda Jacoby

COMPANY RCM Services

STREET ADDRESS 19219 Trailview

CITY San Antonio STATE TX ZIP CODE 78258

PHONE (210) 861-9216 EMAIL Glenda@rcmservices.net

PROPERTY INFORMATION	
PROPERTY OWNER NAME	Kevin Maxwell
PROPERTY ADDRESS	2300 W US 290, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	ABS 222 BENJAMIN F HANNA SURVEY 8.50 AC GEO#90400651
TAX ID#	R15057
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	CS Commercial Services
PROPOSED USE	Self-Storage Facility
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	The site has been annexed and zoned into the city as CS Commercial Services. The site is currently developed as a self-storage facility. A second phase is planning to be developed on-site and would like to add on two storage building structures. The CS zoning requires a conditional use application for storage facilities. Attached is a phase 2 site plan and architectural elevations for you reference.

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *
(See attached agreement).

YES (REQUIRED)* YES (VOLUNTARY)* NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria *(see Outdoor Lighting tab on the CODS webpage and online Lighting Ordinance under Code of Ordinances tab for more information).*

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Kevin Maxwell is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, Vol. 4291, Pg. 811.)

[Signature]
Name

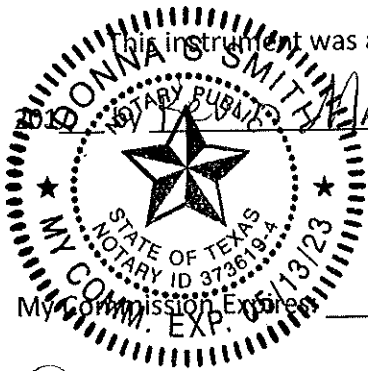
Owner
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 26th day of May



Kevin Maxwell
[Signature]
Notary Public, State of Texas

5-13-2023

Glenda Jacoby
Name of Applicant

CONDITIONAL USE PERMIT SUBMITTAL

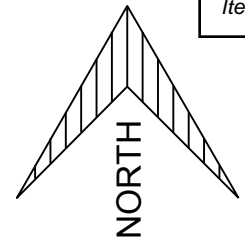
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:

glenda jacoby
Applicant Signature

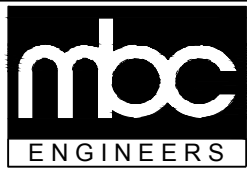
06.06.20
Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized PDF/Digital Copies of all submitted Documents
<input type="checkbox"/>	<input checked="" type="checkbox"/>	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Legal Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plans
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maps/Site Plan/Plat
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Architectural Elevation (<i>if applicable</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explanation for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



SCALE: 1" = 200'



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

AAA SELF STORAGE DRIPPING SPRINGS, TEXAS

AERIAL EXHIBIT

DESIGN	RS
DRAWN	RS
CHECKED	RS
DATE	25 SEP. 2019
JOB NO.	HAYS-32431
PAGE	1 of 1

Item # 9.

098° 08' 00.00" W

098° 07' 00.00" W

098° 06' 00.00" W

030° 13' 00.00" N

030° 13' 00.00" N

030° 12' 00.00" N

030° 12' 00.00" N

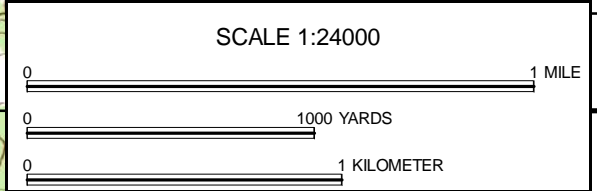
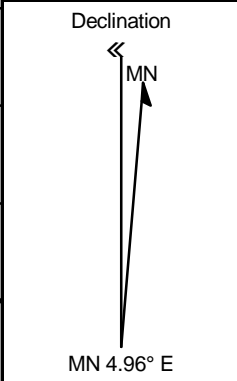
030° 11' 00.00" N

030° 11' 00.00" N

098° 08' 00.00" W

098° 07' 00.00" W

098° 06' 00.00" W



Name: DRIPPING SPRINGS
 Date: 09/25/19
 Scale: 1 inch = 2,000 ft.

Location: 030° 12' 22.61" N 098° 07' 13.65" W

252

National Flood Hazard Layer FIRMette



30°12'36.44"N



Legend

Item # 9.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR UT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Coastal Transect Baseline
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/25/2019 at 11:55:58 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 30°12'5.35"N 98°6'56.20"W

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
of 8.55 acre remainder tract out of a called 15.05 acre tract as recorded in
Volume 1385, Page 194 of the Official Public Records of Hays County, Texas
located in the B.F. Hanna Survey
Abstract No. 222
Hays County, Texas

BEGINNING at a 1" O.D. pipe found in the north Right-of-Way of U.S. 290, said pipe being the southeast corner of herein described tract, said pipe also being the southwest corner of a Lot 2, In Collins Subdivision as recorded in Volume 1261, Page 634, O.P.R.H.C.T.;

THENCE North 81 degrees 34 minutes 29 seconds West continuing with said north Right-of-Way a total distance of 400.10 feet to a 1/4" iron rod with orange cap stamped "R.P.L.S. 5810" set at a 12" creosote post, said set rod being the southwest corner of herein described tract, said rod also being the southeast corner of a called 5.35 acre tract as recorded in Volume 1240, Pages 607-616, O.P.R.H.C.T.;

THENCE North 01 degrees 24 minutes 36 seconds West departing said Right-of-Way a distance of 807.17 feet to a found 1" O.D. pipe, said pipe being the northwest corner of herein described tract, said pipe also being the southwest corner of a called 4.00 acre tract recorded in Volume 390, Page 70, O.P.R.H.C.T.;

THENCE North 88 degrees 37 minutes 26 seconds East continuing with the common line of subject tract and said 4.00 acre tract a distance of 879.07 feet to a found 1" O.D. pipe, said pipe being in the apparent Right-of-Way of Bell Springs Road, said pipe being the most northerly east corner of herein described tract;

THENCE South 01 Degrees 33 minutes 52 seconds East continuing with the apparent Right-of-Way of Bell Springs Road a total distance of 60.00 feet to a found 1/2" iron rod, said rod being the most easterly south corner of herein described tract, said rod also being the northeast corner of a 2.0 acre tract as recorded in Volume 1702, Page 767, O.P.R.H.C.T.;

THENCE South 88 degrees 37 minutes 26 seconds West departing said Bell Springs Right-of-Way and continuing along the common line between the subject tract and said 2.0 acre tract a distance of 455.96 feet to a found iron rod capped "4303";


THENCE South 00 degrees 42 minutes 43 seconds West, passing at a distance of 350.12 feet a iron rod capped "STUADT 3984" found on line and at the southwest corner of a 2.0 acre tract as recorded in Vol. 1702, Page 769, O.P.R.H.C.T., said rod also being the northwest corner of a 2.5 acre tract as recorded in H.C.D.# 9917600, a total distance of 580.96 to a 1/2" iron rod found for the southwest corner of said 2.5 acre tract, said rod being the northwest corner of said Lot 2;

THENCE South 00 degrees 25 minutes 35 seconds West a distance of 234.83 feet to the POINT OF BEGINNING and containing 8.55 acres of land subject to any and all easements that may affect.


**THE STATE OF TEXAS
COUNTY OF HAYS**

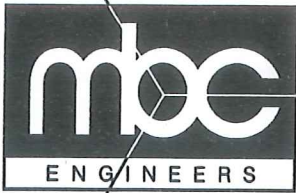
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

19025310 DEED
07/25/2019 11:34:35 AM Total Fees: \$50.00



Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

LOAS - COLLATERAL

S001480236106847
ID: 4A0031 - 1 SHORT NAME: 4M DRIPPING SPRINGS
LOAN_NUMBER: 72482860 NEW_NOTE_NUMBER:
DOC CODE: XDOCS-1 DOC: ASSUMPTION WARRANTY DEED
USER: BUTTSD Date: 09/09/2019 08:04:33 AM



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

AN 8.546 ACRE (372,262 SQUARE FEET) TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA, SURVEY ABSTRACT 222, SECTION NUMBER 28, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 8.55 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2849, PAGE 730, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 8.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch Iron Pipe found on the Northerly right of way line of U.S. Highway Number 290, a 120 foot public right of way and marking the Southwesterly corner of Lot 2, In Collina Subdivision, according to plat recorded in Volume 8, Page 23-24, Official Public Records, Hays county, Texas;

THENCE N 81° 36' 09" W a distance of 400.10 feet, along the Northerly right of way line of said U.S. Highway Number 290, to a Point being the Southeasterly corner of a 5.35 Acre Tract, described in Warranty Deed, Recorded in Volume 1240, Page 608, Official Public Records, Hays County, Texas;

THENCE N 01° 26' 16" W a distance of 806.78 feet, departing the Northerly right of way line of said U.S. Highway Number 290, along the Easterly boundary line of said 5.35 Acre Tract, to a Point marking the Southwesterly corner of a 4.00 Acre Tract of land described in Warranty Deed, recorded in Volume 390, Page 70, Official Public Records Hays County, Texas;

THENCE N 88° 35' 46" E a distance of 879.07 feet, along the Southerly boundary line of said 4.00 Acre Tract, to a 1-inch Iron Pipe, on the Westerly right of way line of Bell Springs Road, a variable width public right of way, and marking the Southeasterly corner of said 4.00 Acre Tract;

THENCE S 01° 51' 33" E a distance of 59.90 feet, along the Westerly right of way line of Bell Springs Road, to a 1/2-inch Iron Rod Found, marking the Northeastern corner of a 2.00 Acre Tract of land described in Special Warranty Deed with Vendor's Lien, recorded in Document Number 16017235, Official Public Records, Hays County, Texas;

THENCE S 88° 38' 54" W a distance of 456.25 feet, along the Northerly boundary line of said 2.00 Acre Tract, to a 1/2-inch Iron Rod Found marking the Northwestern corner of said 2.00 Acre Tract;

THENCE S 00° 36' 07" W a distance of 815.91 feet, along the Western boundary line of said 2.00 acre Tract; along the Western boundary line of a 2.00 Acre Tract described in Special Warranty Deed with Vendor's Lien recorded in Document 16017236, Official Public Records, Hays County, Texas; along the Western boundary line of a 2.5 Acre Tract of land described in

Warranty Deed with Vendor's Lien, recorded in Document 15002793, Official Public Records, Hays County, Texas, and along the Westerly boundary line of said Lot 2, to the **POINT OF BEGINNING** and containing 8.546 Acres more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



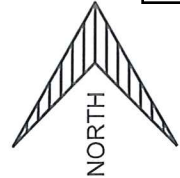
Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: September 18, 2019
Job No: 32431-Hays

SURVEYORS NOTES:

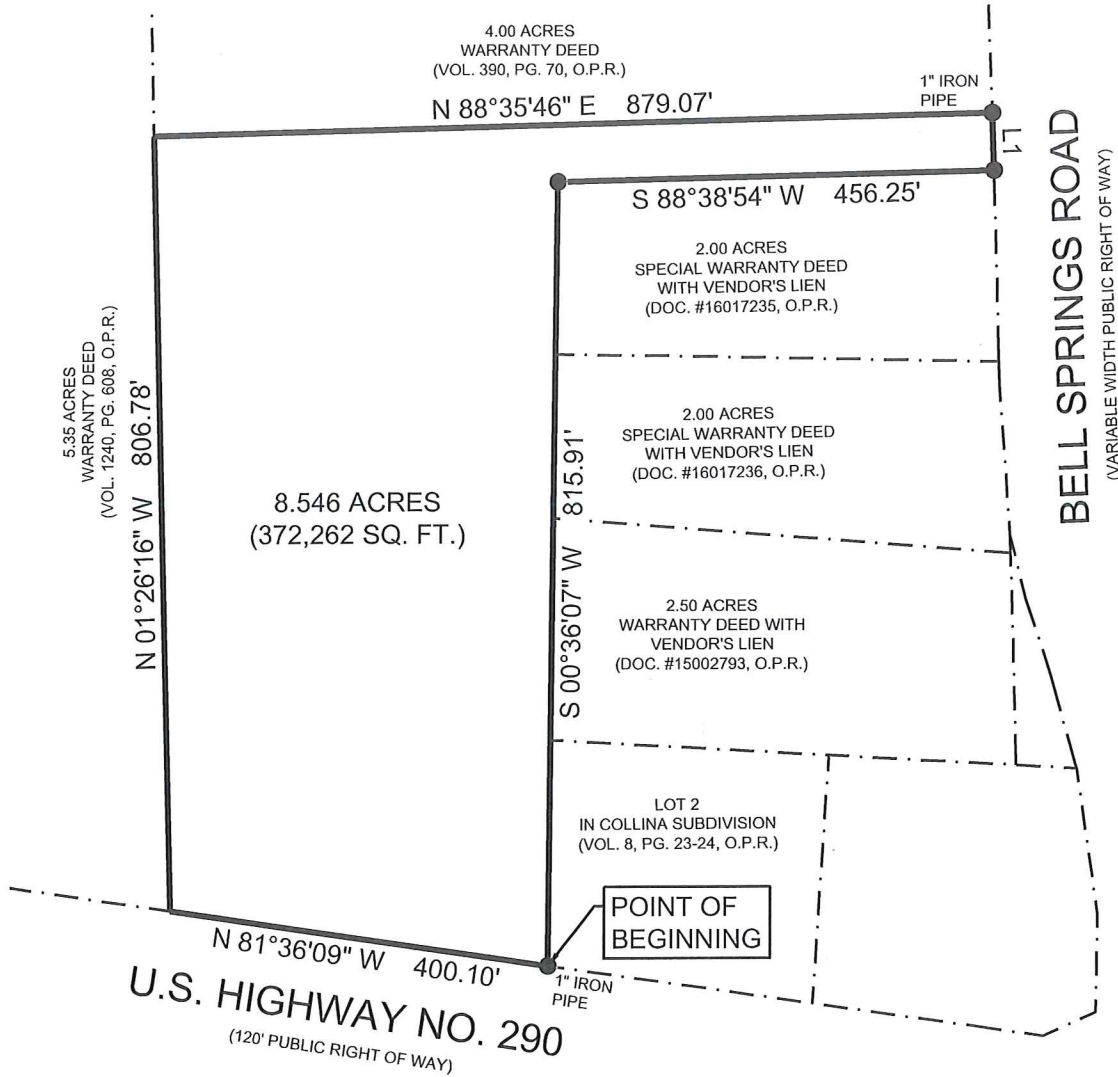
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. NO IMPROVEMENTS SHOWN. EASEMENT EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.



SCALE: 1" = 200'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND



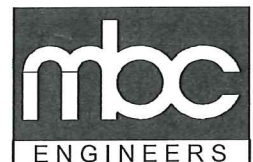
ZONING EXHIBIT OF

A 8.546 ACRE (372,262 SQUARE FEET) TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA, SURVEY ABSTRACT 222, SECTION NUMBER 28, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 8.55 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2849, PAGE 730, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.



[Handwritten Signature]

 JOEL C. JOHNSON R.P.L.S. #5578



1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122 FAX (210) 545-9302
 FIRM REGISTRATION NUMBER:
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 09/18/2019
 JOB NO. 32431-1
 SHEET 1

19025310 DEED Total Pages: 8
Filed and Recorded: 7/25/19 11:34 AM

JSC 5.22.19 gr

(RECORD)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ASSUMPTION WARRANTY DEED

Date: July 1, 2019, retroactive and effective May 5, 2019 (first lien) and retroactive and effective May 20, 2019 (second lien)

Grantor: S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership

Grantor's Mailing Address: 2300 North 4th Street, Crockett, Texas 75835

Grantee: 4M Dripping Springs SS, LLC, a Texas limited liability company

Grantee's Mailing Address: 2300 North 4th Street, Crockett, Texas 75835

Consideration: Grantee's assumption of and agreement to pay, according to the note's terms, the unpaid principal and earned interest of approximately One Million Three Hundred Seventy-Three Thousand Two Hundred Seventy-Six and 28/100 Dollars (\$1,373,276.28) on the first lien note in the original principal sum of Two Million Two Hundred Thousand and no/100 (\$2,200,000.00) Dollars dated January 5, 2007, executed by S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership, payable to the order of First Bank & Trust East Texas nka Southside Bank, a Texas state bank ("Lender"). The first lien note is secured by a deed of trust-security agreement-financing statement (the "deed of trust") dated January 5, 2007 from S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership to Joe C. Denman, III, (currently James D. VanDeventer), trustee, recorded in Volume 3103, Page 547 in the Official Public Records of Hays County, Texas, as modified and extended in modification and extension agreement dated January 5, 2012, recorded in Volume 4291, Page 811 in the Official Public Records of Hays County, Texas and UCC Financing Statement recorded under File No. 19-0019431735 in the Office of the Texas Secretary of State; said lien assumed by 4M Dripping Springs SS, LLC, a Texas limited liability company in that certain assumption agreement of even date to be filed of record simultaneously with the filing of this deed in the Official Public Records of Hays County, Texas. As further consideration, Grantee's assumption of and agreement to pay, according to the note's terms, as modified, the unpaid principal and earned interest of approximately Two Hundred Seventy-Three Thousand Two Hundred Seventy-Five and 16/100 Dollars (\$273,275.16) on a second lien note in the original principal sum of Seven Hundred Fifty Thousand and no/100 (\$750,000.00) Dollars dated November 20, 2008, executed by S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership, payable to the order of First Bank

Assumption Warranty Deed (Dripping Springs) Page 1

JSC 5.22.19 gr

(RECORD)

& Trust East Texas nka Southside Bank, a Texas state bank. The second lien note is secured by a second lien deed of trust-security agreement-financing statement (the "second lien deed of trust") dated November 20, 2008 from S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership to Joe C. Denman, III, (currently James D. VanDeventer), trustee, recorded in Volume 3539, Page 849 in the Official Public Records of Hays County, Texas; said lien assumed by 4M Dripping Springs SS, LLC, a Texas limited liability company. As further consideration Grantee promises to keep and perform all the covenants and obligations of the grantor named in the deed of trust and second lien deed of trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

Property (including any improvements):

Being 8.55 acres, more or less, lying in Hays County, Texas, located in the B. F. Hanna Survey, Abstract No. 222, more particularly described by metes and bounds in Exhibit "A" attached.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the

Assumption Warranty Deed (Dripping Springs)

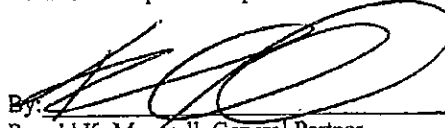
Page 2

JSC 5.22.19 gr (RECORD)
Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

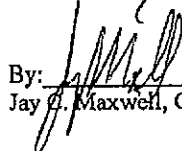
This deed has been prepared from the information furnished to Chance Law Firm, PLLC by Lender, and there has been no title search of any nature performed, including, but not limited to any determination of ownership or outstanding debts and liens on said Property, nor has there been an investigation as to whether there are any delinquent taxes due on said Property, or a review of any contract connected with the conveyance of the Property. Further, there has been no survey performed, and the legal description has been taken from the information furnished by Lender, and may or may not be sufficient.

When the context requires, singular nouns and pronouns include the plural.

S. C. MAXWELL FAMILY PARTNERSHIP, LTD., a
Texas limited partnership

By: 

Ronald K. Maxwell, General Partner

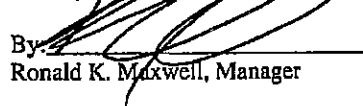
By: 

Jay C. Maxwell, General Partner

ACKNOWLEDGED:

4M DRIPPING SPRINGS SS, LLC, a Texas
limited liability company

By: 4M PARTNERS, LLC, a Texas limited
liability company, Managing Member

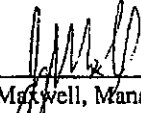
By: 

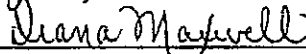
Ronald K. Maxwell, Manager


Assumption Warranty Deed (Dripping Springs)

JSC 5.22.19 gr

(RECORD)

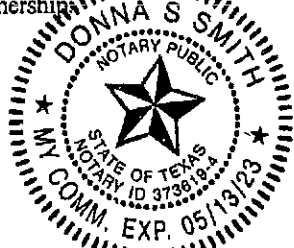
By: 
Jay Maxwell, Manager


By: 
Diana Maxwell, Manager

By: 
Seth Maxwell, Manager

THE STATE OF TEXAS
COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Ronald K. Maxwell, general partner of S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership.

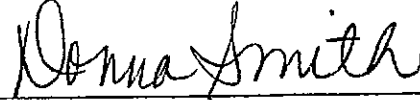



Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Jay C. Maxwell, general partner of S. C. Maxwell Family Partnership, Ltd., a Texas limited partnership.




Notary Public, State of Texas

Assumption Warranty Deed (Dripping Springs)

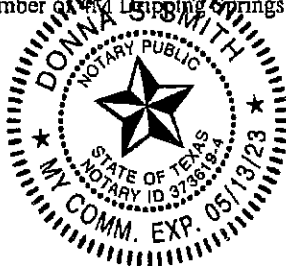
Page 4

JSC 5.22.19 gr

(RECORD)

THE STATE OF TEXAS
COUNTY OF Houston

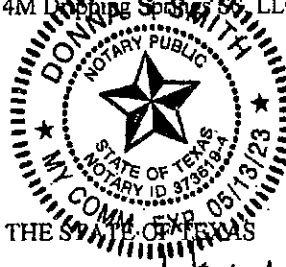
This instrument was acknowledged before me on the 14 day of July, 2019 by the said Ronald K. Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.



Donna Smith
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF Houston

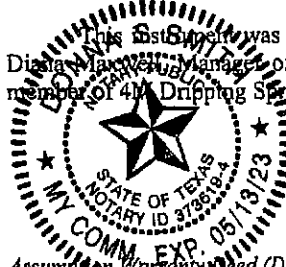
This instrument was acknowledged before me on the 15 day of July, 2019 by the said Jay Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.



Donna Smith
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF Houston

This instrument was acknowledged before me on the 15 day of July, 2019 by the said Diana Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.



Donna Smith
Notary Public, State of Texas

Assumption, Warden Wood (Dripping Springs)

Page 5

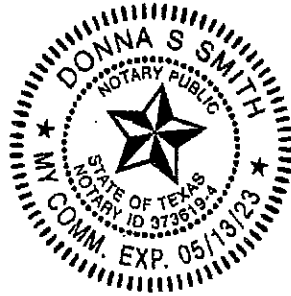
ISC 5.22.19 gr

(RECORD)

THE STATE OF TEXAS

COUNTY OF Houston

This instrument was acknowledged before me on the 1st day of July, 2019 by the said Seth Maxwell, Manager of 4M Partners, LLC, a Texas limited liability company, managing member of 4M Dripping Springs SS, LLC, a Texas limited liability company.



Donna Smith
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Southside Bank
Attention: Deborah Allen
1201 S. Beckham Avenue
Tyler, Texas 75701

Assumption Warranty Deed (Dripping Springs)

Page 6

TAX RECEIPT

Jenifer O'Kane, Tax Assessor-Collector, Hays County
 712 S. Stagecoach Trail
 San Marcos, TX 78666
 Ph: 512-393-5545 Fax: 512-393-5517



Scan this code with
 your mobile phone to
 view this bill!!



Receipt Number: SM-2019-1209325

Payor: 4M PARTNERS LLC

Owner: 4M DRIPPING SPRINGS SS, LLC
 2300 NORTH 4TH STREET

CROCKETT, TX 75835

Quick Ref ID: R15057

Property: 10-0222-0077-00000-4

Owner: 4M DRIPPING SPRINGS SS, LLC

Legal Description: ABS 222 BENJAMIN F HANNA SURVEY
 8.50 AC GEO#90400651

Situs Address: 2300 W US 290 DRIPPING SPRINGS
 TX 78620

Owner Address: 2300 NORTH 4TH STREET

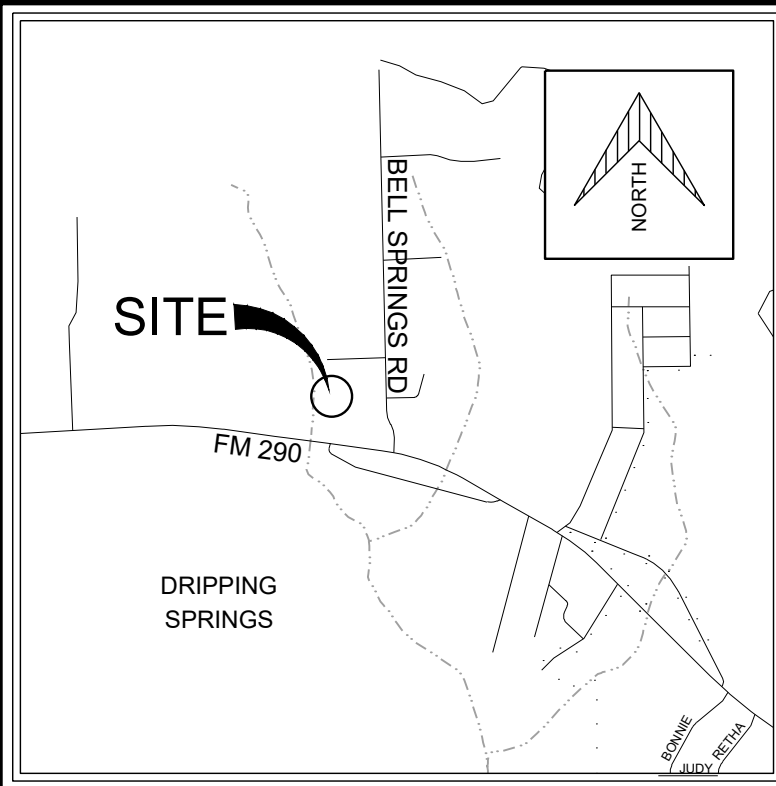
CROCKETT, TX 75835

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Penalty, Interest, & Attorney Fees	Amount Paid
2019						
Hays County ESD #6 - FIRE	2785730	0.088500	2,465.37	2,465.37	0.00	2,465.37
Hays County	2785730	0.389900	10,861.56	10,861.56	0.00	10,861.56
Dripping Springs ISD	2785730	1.418300	39,510.01	39,510.01	0.00	39,510.01
North Hays County ESD #1 - EMS	2785730	0.030000	835.72	835.72	0.00	835.72
Special Road Dist	2785730	0.033800	941.58	941.58	0.00	941.58
Total Payment Amount						\$54,614.24

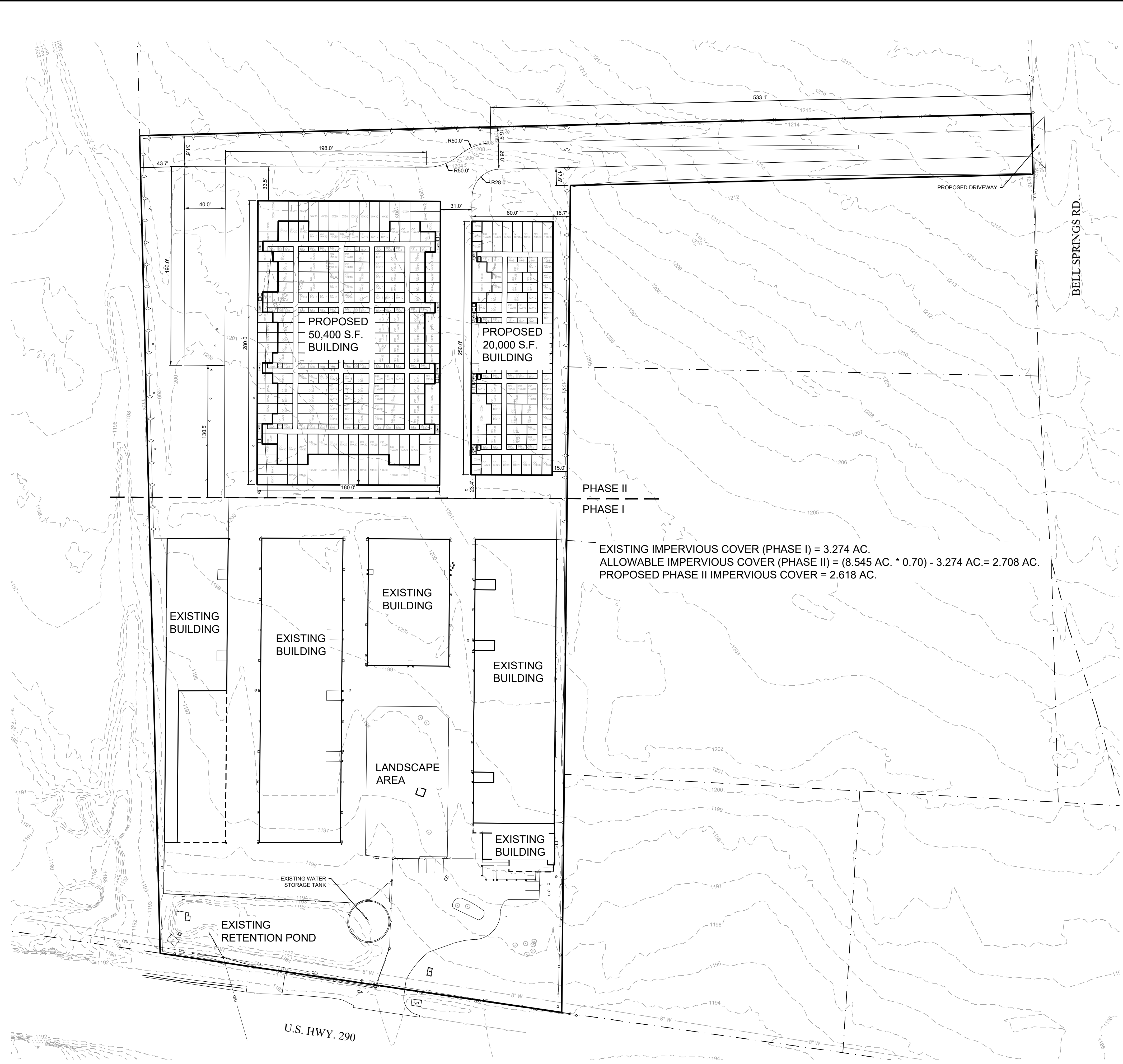
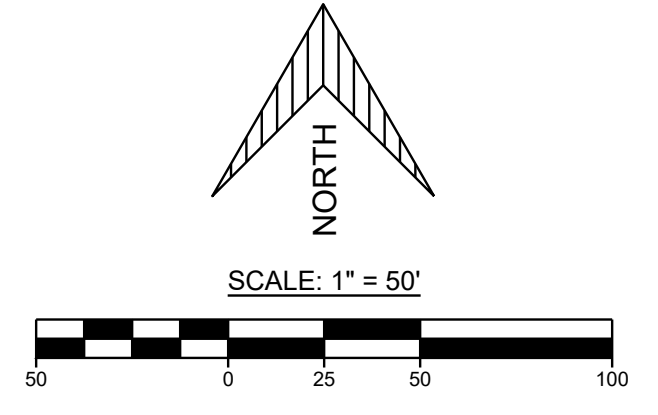
Date Paid: 12/23/2019

Effective Date: 12/23/2019

Station/Till: Rebecca/Rebecca's Till



LOCATION MAP
NOT TO SCALE

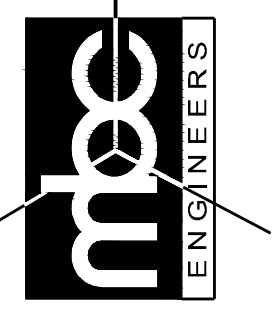


EXISTING IMPERVIOUS COVER (PHASE I) = 3.274 AC.
 ALLOWABLE IMPERVIOUS COVER (PHASE II) = (8.545 AC. * 0.70) - 3.274 AC. = 2.708 AC.
 PROPOSED PHASE II IMPERVIOUS COVER = 2.618 AC.

Date: Apr 26, 2020, 12:10pm User: D:\rsabadi Layout Layout
 File: C:\Users\rsabadi\OneDrive\Documents\Projects\32431-AAA Self Storage-Dripping Springs\TXDesign\Exhibit1-site plan exhibit CUP-32431.dwg Layout name: Layout1

PRIMARY CONTACT:

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9002 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



AAA SELF-STORAGE
DRIPPING SPRINGS, TEXAS
SITE PLAN EXHIBIT

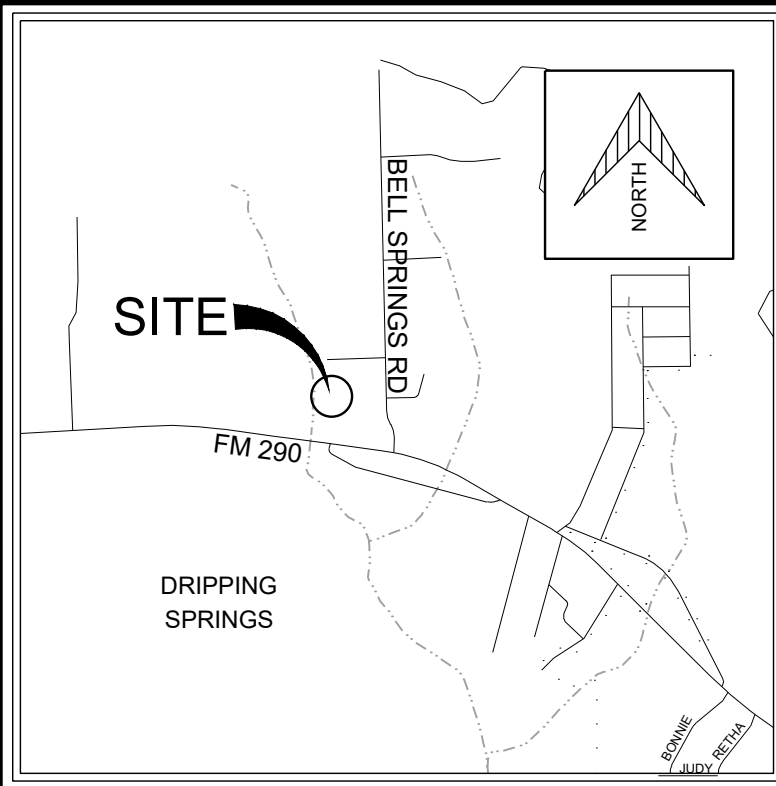
REVISONS:	DATE	NO.	DESCRIPTION	BY

PLAT ID#	RS
DESIGN	RS
DRAWN	RC
CHECKED	RC
DATE	4/29/2020

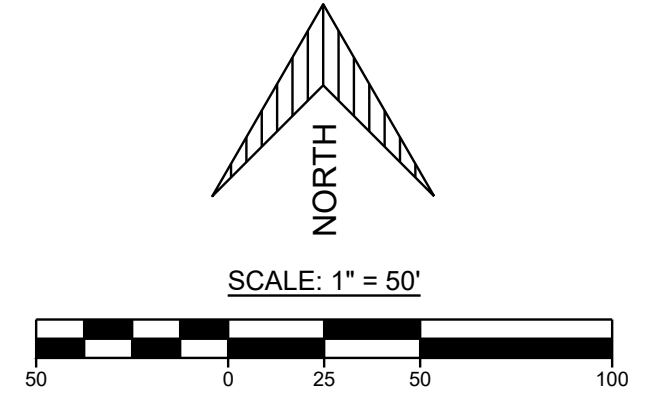
JOB NO.

32431-HAYS

EX-11



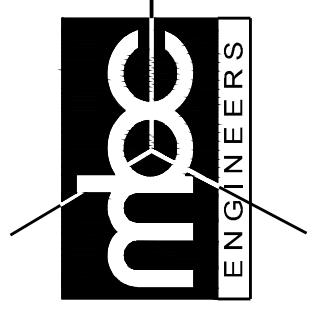
LOCATION MAP
NOT TO SCALE



Date: Apr 26, 2020, 12:09pm User: D:\rsabadi Layout Layout1
 File: C:\Users\rsabadi\OneDrive\Documents\Projects\32431-AAA Self Storage-Dripping Springs\TXDesign\Exhibit1-1 site plan exhibit CUP-32431.dwg Layout name: Layout1

PRIMARY CONTACT:

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 (210) 545-1122 Fax (210) 545-9002 www.mbcengineers.com
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



AAA SELF-STORAGE
DRIPPING SPRINGS, TEXAS
SITE PLAN EXHIBIT W/AERIAL

REVISIONS:	DATE	NO.	DESCRIPTION	BY

PLAT ID#	RS
DESIGN	RS
DRAWN	RC
CHECKED	
DATE	4/29/2020

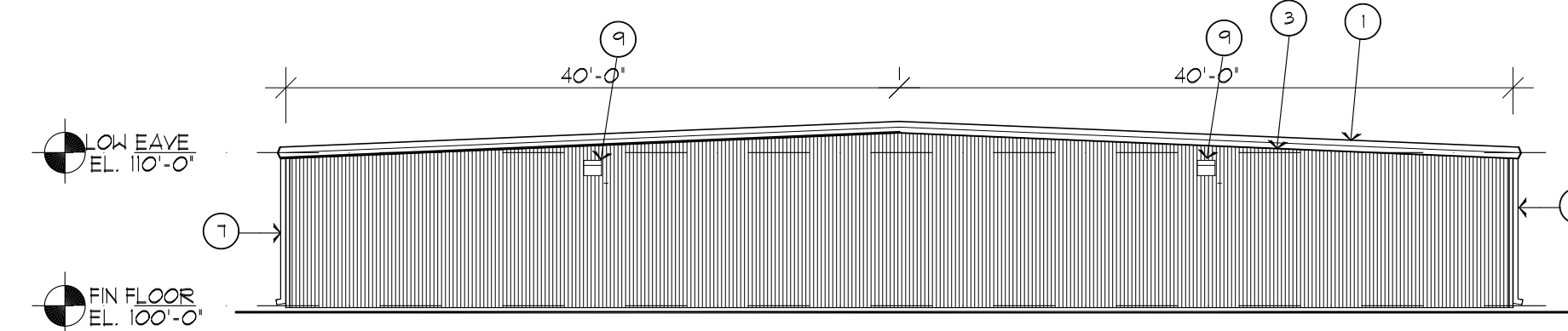
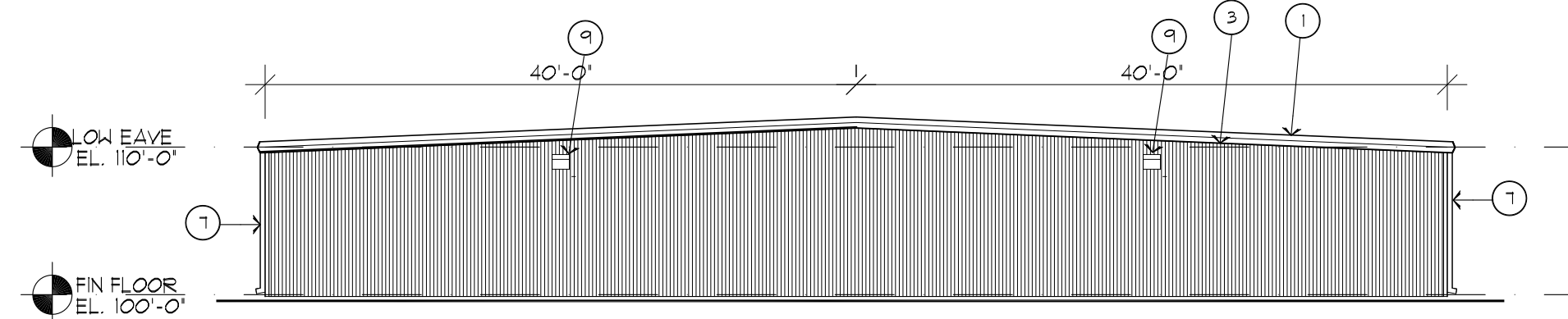
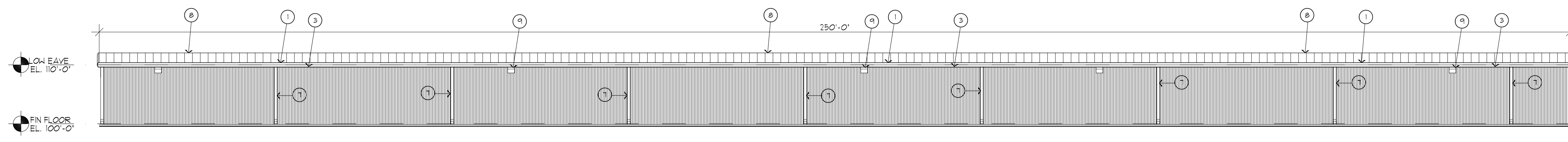
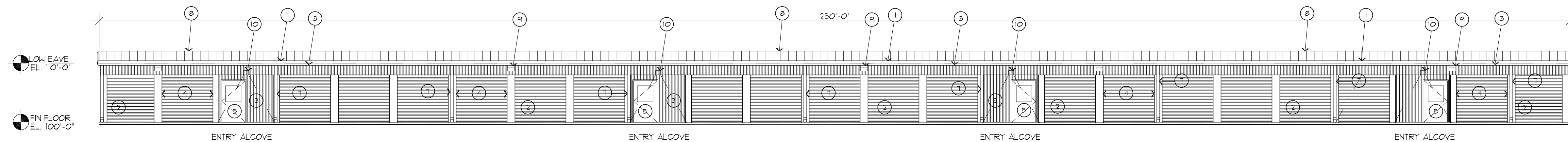
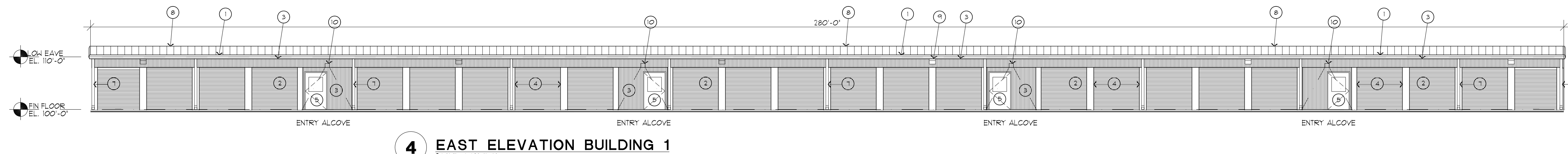
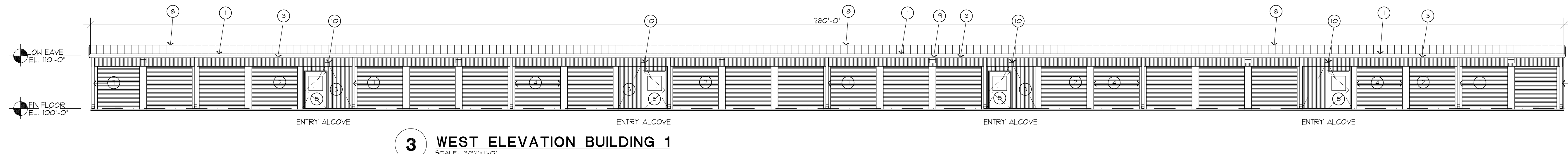
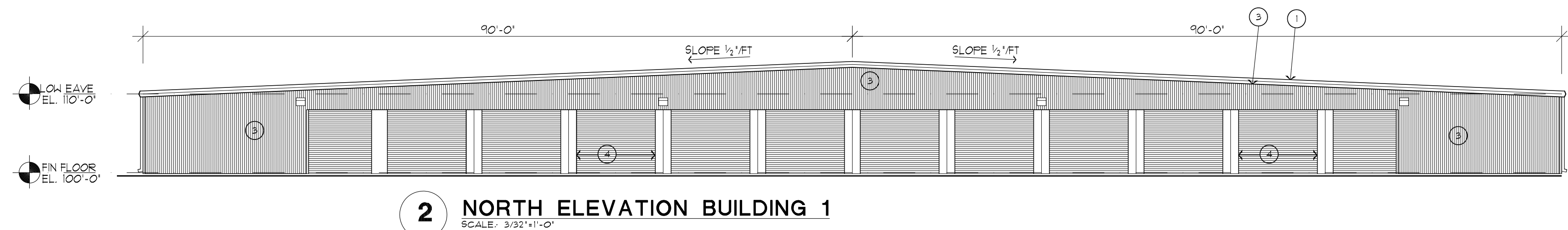
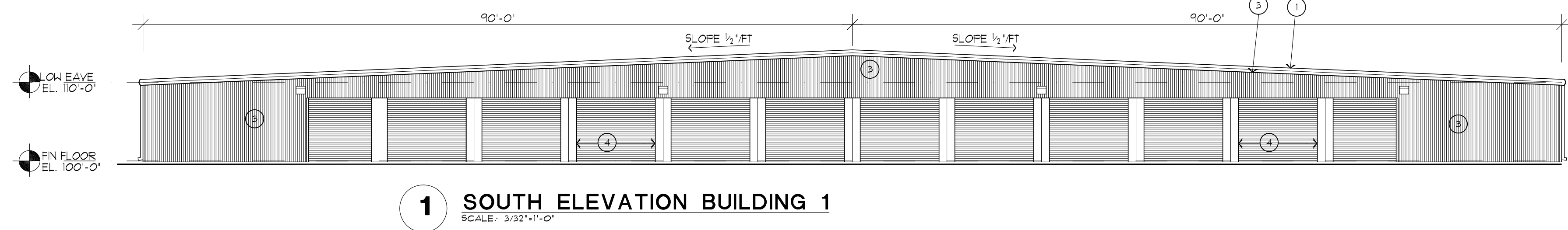
JOB NO.

32431-HAYS

EX-11

DRIPPING SPRINGS MATERIAL LEGEND

- 1 24 GAUGE PREFINISHED RAKE, EAVE TRIM OR GUTTER
COLOR: GALVALUME
- 2 PREFIN ROLL UP DOOR
COLOR: GALVALUME
- 3 PREFIN 24 GA. VERTICAL C METAL PANEL
(MATCH EXISTING) 4 CORNER OR EDGE TRIM
COLOR: GALVALUME
- 4 24 GAUGE PREFINISHED ARTICULATED COLUMN COVER
COLOR: GALVALUME
- 5 4M or 4MIGLASS DOOR 4 FRAME
PAINT
- 6 NOT USED
- 7 24 GA. PREFINISHED DOWNSPOUT
COLOR: GALVALUME
- 8 24 GA. STANDING SEAM ROOF
COLOR: GALVALUME
- 9 SURFACE MOUNTED LIGHT FIXTURE
SEE ELECTRICAL
- 10 SOFFIT LIGHT FIXTURE
SEE ELECTRICAL



ISSUE DATE
SUBMITTAL 9/24/2019

PHASE 2
AAA-SELF STORAGE
2300 W. US-290
DRIPPING SPRINGS, TEXAS 78620

**Kaufman
Design
Group**

ARCHITECTURE

12371 E. LINCOLN CT.
WICHITA, KS 67207
(316) 618-0448
(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A1

OF SHEETS

CITY OF DRIPPING SPRINGS**ORDINANCE No. [REDACTED]****Conditional Use Permit**

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR THE USE OF MINI-WAREHOUSE/ SELF STORAGE WITHIN THE COMMERCIAL SERVICES ZONING DISTRICT FOR A PROPERTY LOCATED AT 2300 WEST US HIGHWAY 290, UNDER EXHIBIT A, ZONING ORDINANCE, SECTION 3.17, CONDITIONAL USE PERMIT AS ATTACHED IN EXHIBIT "A"; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; PUBLICATION; EFFECTIVE DATE; PROPER NOTICE & MEETING.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote reasonable, sound, and efficient land use and development within the City of Dripping Springs ("City"); and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to regulate zoning within the City; and

WHEREAS, the City of Dripping Springs desires to approve a conditional use permit because of the unique nature of this property, and the land use is compatible with the permitted land uses in a given zoning district only under current conditions; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

2. ENACTMENT

The Conditional Use Permit is approved as presented in Exhibit "A" to this ordinance.

3. REPEALER

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. EFFECTIVE DATE

This Ordinance and Conditional Use Permit shall be effective immediately upon passage and publication.

6. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, a public hearing was held, and that public notice of the time, place and purpose of said hearing and meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ___ day of _____ 2020, by a vote of ___ (*ayes*) to ___ (*nays*) to ___ (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment "A"

City of Dripping Springs | Conditional Use Permit

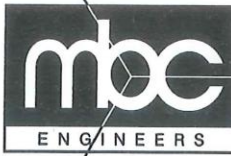
Granted to allow the land use of "Mini-Warehouse/Self Storage" on a property that is currently zoned Commercial Services (CS) District located at:

2300 W US Highway 290, Dripping Springs, Texas, 78620
 Approved by the City of Dripping Springs City Council on _____

Operation of a Mini-Warehouse/Self Storage warehouse at the above-mentioned location is allowed pursuant to the following regulations:

1. The property shall adhere to all City codes
2. All signage on the site that does not comply with the city's ordinances today be removed and replaced with signage that meets code requirements an effect at the time of the permit
3. The site shall comply with the city's lighting ordinance
4. Landscaping shall be planted along the frontage of U.S. 290, including improving the appearance of the drainage pond that's located adjacent to U.S. 290
5. U-Hauls shall not be stored where they can be seen from U.S. 290, but may be temporarily parked where visible if in active use, being dropped off, or being picked up.
6. Areas shown for RV Storage shall comply with Section 5.13, Open Storage, of the City's code of ordinances, as well as comply with zoning regulations for the Commercial Services District, which does not allow for more than 5% of the property to be utilized as open storage;
7. The property shall comply with Article 24.03 Exterior Design and Architectural Standards of the city's code.
8. The property shall adhere to all Fire and Life Safety Codes found in the International Fire Code.
9. Conditional Use Permits for new uses/structures shall be deemed to have expired and shall become null and void if construction is not completed and occupation commenced within two years of the date the CUP was approved.
10. City Administrator may revoke the CUP for failure to comply with municipal regulations and the conditions placed on the use (City of Dripping Springs Zoning Ordinance Section 3.17.9).
11. Conditional Use Permit is effective on August 11,2020.

Attachment "B"



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

AN 8.546 ACRE (372,262 SQUARE FEET) TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA, SURVEY ABSTRACT 222, SECTION NUMBER 28, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 8.55 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2849, PAGE 730, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 8.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-inch Iron Pipe found on the Northerly right of way line of U.S. Highway Number 290, a 120 foot public right of way and marking the Southwesterly corner of Lot 2, In Collina Subdivision, according to plat recorded in Volume 8, Page 23-24, Official Public Records, Hays county, Texas;

THENCE N 81° 36' 09" W a distance of 400.10 feet, along the Northerly right of way line of said U.S. Highway Number 290, to a Point being the Southeasterly corner of a 5.35 Acre Tract, described in Warranty Deed, Recorded in Volume 1240, Page 608, Official Public Records, Hays County, Texas;

THENCE N 01° 26' 16" W a distance of 806.78 feet, departing the Northerly right of way line of said U.S. Highway Number 290, along the Easterly boundary line of said 5.35 Acre Tract, to a Point marking the Southwesterly corner of a 4.00 Acre Tract of land described in Warranty Deed, recorded in Volume 390, Page 70, Official Public Records Hays County, Texas;

THENCE N 88° 35' 46" E a distance of 879.07 feet, along the Southerly boundary line of said 4.00 Acre Tract, to a 1-inch Iron Pipe, on the Westerly right of way line of Bell Springs Road, a variable width public right of way, and marking the Southeasterly corner of said 4.00 Acre Tract;

THENCE S 01° 51' 33" E a distance of 59.90 feet, along the Westerly right of way line of Bell Springs Road, to a 1/2-inch Iron Rod Found, marking the Northeastern corner of a 2.00 Acre Tract of land described in Special Warranty Deed with Vendor's Lien, recorded in Document Number 16017235, Official Public Records, Hays County, Texas;

THENCE S 88° 38' 54" W a distance of 456.25 feet, along the Northerly boundary line of said 2.00 Acre Tract, to a 1/2-inch Iron Rod Found marking the Northwestern corner of said 2.00 Acre Tract;


THENCE S 00° 36' 07" W a distance of 815.91 feet, along the Western boundary line of said 2.00 acre Tract; along the Western boundary line of a 2.00 Acre Tract described in Special Warranty Deed with Vendor's Lien recorded in Document 16017236, Official Public Records, Hays County, Texas; along the Western boundary line of a 2.5 Acre Tract of land described in

Page 1 of 2

P:\Hays\32431-AAA Self Storage-Dripping Springs, TX\Letters\8.546 Acre Zoning M&B-32431.docx

Warranty Deed with Vendor's Lien, recorded in Document 15002793, Official Public Records, Hays County, Texas, and along the Westerly boundary line of said Lot 2, to the **POINT OF BEGINNING** and containing 8.546 Acres more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.

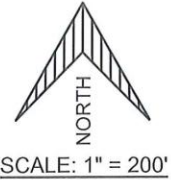

Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



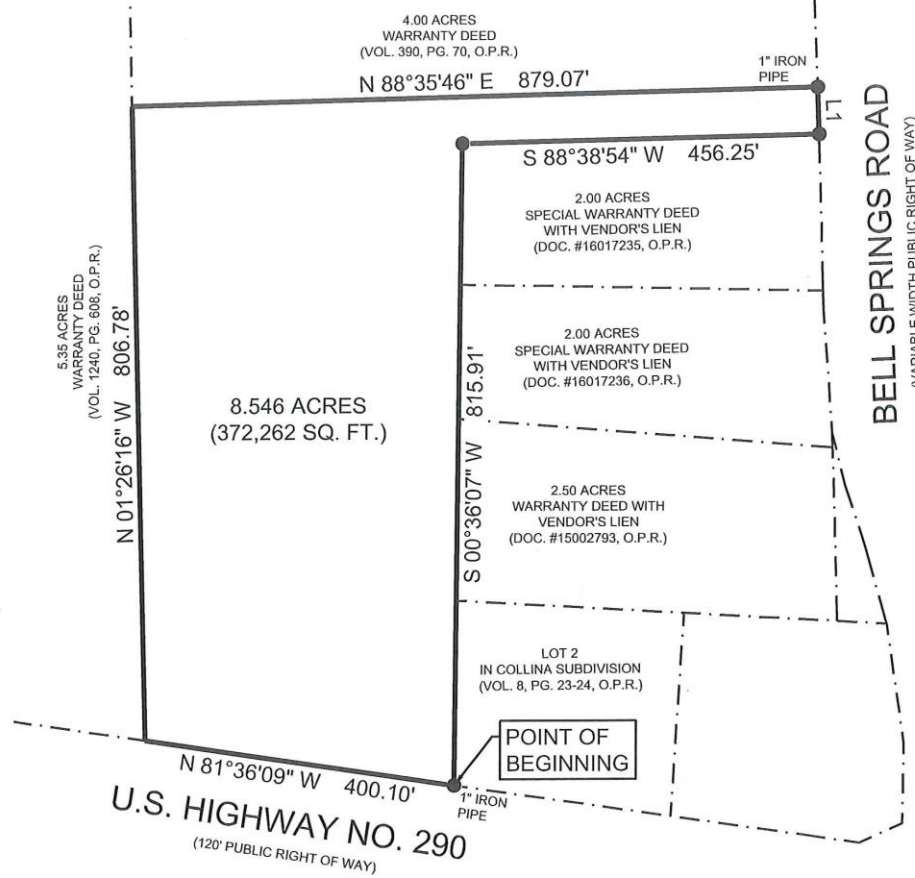
Date: September 18, 2019
Job No: 32431-Hays



SURVEYORS NOTES:
 1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. NO IMPROVEMENTS SHOWN. EASEMENT EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.
 3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
 4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.



- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND



ZONING EXHIBIT OF
 A 8.546 ACRE (372,262 SQUARE FEET) TRACT OF LAND SITUATED IN THE BENJAMIN F. HANNA, SURVEY ABSTRACT 222, SECTION NUMBER 28, HAYS COUNTY, TEXAS AND BEING ALL OF A CALLED 8.55 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2849, PAGE 730, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS.



[Signature]
 JOEL C. JOHNSON R.P.L.S. #5578

DATE: 09/18/2019
 JOB NO. 32431-HAYS
 SHEET 1 OF 1

Date: Sep 18, 2019, 3:50pm User ID: jchavez Layout: Layout1
 File: P:\Hays\32431-AAA Self Storage-Dripping Springs, TX\Design\Exhibit\Ex05-Zoning Exhibit-32431.dwg Layout name: Layout1



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78602

Submitted By: Andrea Cunningham, City Secretary

Council Meeting Date: August 11, 2020

Agenda Item Wording: **Discuss and consider the Appointment of one individual to the Utility Commission as a representative of the Hays Trinity Groundwater Conservation District and for a term ending June 30, 2022.**

Agenda Item Requestor: Andrea Cunningham

Summary/Background: The Utility Commission is a five-member advisory commission tasked with representing various citizen groups and their interests as part of the City Council’s greater discussion of transportation, planning, and improvements. The Utility Commission shall assist the City in Wastewater Plant operations and reuse plans (including expansion), achieving the City’s goal of 100% beneficial use and assisting the City with procedures and policies related to retail water services provided by the City.

<i>Commission Member</i>	<i>Seat</i>	<i>Term</i>
Jim Langford	Commission Chair	06/30/21
Chuck Miller	Commission Vice Chair	06/30/22
Meghan Lind	Commission Member	06/30/21
Roger Kew	HTGCD Representative	06/30/21
Troy Jamail	HTGCD Representative	06/30/20

The HTGCD Board has nominated Jeff Foreman as their candidate for the HTGCD Representative, who was interviewed by Chair Jim Langford and Mayor Bill Foulds, Jr. on August 5, 2020. The City Council may approve or deny the nomination. Should the nomination be denied, HTGCD will be contacted and asked to provide the City Council with an alternate nomination

Commission Recommendations: Commission Chair Jim Langford recommends approval of the appointment of Jeff Foreman.

Recommended Council Actions: Staff recommends CC approve recommendation or postpone for further consideration.

Attachments:

1. HTGCD Nomination Letter
2. Jeff Foreman CV

Next Steps/Schedule:

1. Appointment – update roster, master list, webpage, and agendas; information appointee and send welcome letter; send updated roster and to commission and introduce appointee.
2. No Appointment – email Charlie Flatten with HTGCD and request additional nominees.



July 8, 2020

Jeff Foreman Nomination to the Dripping Springs Utility Commission

Dear Dripping Springs City Council Members,

The Hays Trinity Groundwater Conservation District Board of Directors is pleased to nominate Mr. Jeff Foreman to serve as its representative on the Dripping Springs Utility Commission.

Mr. Foreman is a long-time resident of Dripping Springs and a lifelong resident of the Hill Country. His wife is a teacher at Dripping Springs Middle School, and his children attend Dripping Springs schools.

He is active in our community and volunteers at local charities including Foster Village. A Cancer survivor since 2018, he remains an avid outdoorsman.

As a property owner, his interest is in water resources that sustainably support the Dripping Springs economy and property values.

Thank you,

Charlie Flatten, General Manager
Hays Trinity Groundwater Conservation District
512/858.9253

See CV, attached

cc: Jeff Foreman, Hays Trinity Groundwater Conservation District Board of Directors

STAFF & BOARD

Charlie Flatten
General Manager

Philip Webster
Hydrogeologist

Keaton Hoelscher
Geo-Technician

Linda Kaye Rogers
President
District 4

Holly Fults
Vice President
District 3

John Worrall
Treasurer/Secretary
District 1

Doc Jones
District 5

Jeff Shaw
District 2

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2020-_____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, ENACTING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2020-2021; FUNDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; FILING OF BUDGET; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

WHEREAS, the City Council of the City of Dripping Springs (“City Council”) seeks to enact and otherwise approve the City’s budget for Fiscal Year 2020-2021; and

WHEREAS, the new fiscal year commences for the City of Dripping Springs (“City”) on October 1, 2020; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and thus is statutorily authorized by Texas Local Government Code Chapter 102 of the Local Government Code; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code Section 101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance establishing a budget for the upcoming fiscal year; and

WHEREAS, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget.

NOW, THEREFORE, BE IT ORDAINED by the Dripping Springs City Council:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The City’s budget for Fiscal Year 2020-2021 shall read in accordance with *Attachment “A”*, which is attached hereto and incorporated into this Ordinance for all purposes.

3. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. FILING THE BUDGET

The City Secretary is hereby directed to file the budget on the website of the City and in the City’s official records.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also proved as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 11th day of August 2020, by the following City Council of Dripping Springs roll call vote:

Mayor Pro Tem Manassian	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member King	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Purcell	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Harris-Allison	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Crow	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

***Fiscal Year 2020-2021
Municipal Budget***

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2020-_____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, APPROVING THE 2020 AD VALOREM TAX RATE AND LEVY OF NINETEEN HUNDREDTHS CENTS (\$0.19) PER ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE CITY LIMITS OF THE CITY; PROVIDING FOR PENALTIES AND INTEREST; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; SEVERABILITY; SAVINGS CLAUSE; PUBLICATION AND EFFECTIVE DATE

WHEREAS, a budget appropriating revenues generated for the use and support of the municipal government of the City of Dripping Springs (“City”) has been approved and adopted by the City Council of the City of Dripping Springs (“City Council”) as required by Chapter 102 of the Texas Local Government Code; and

WHEREAS, a notice of the hearing on a proposed tax revenue increase was published in the City’s official newspaper on August 6, 2020; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary of proper for carrying out a power granted by to the City; and

WHEREAS, the tax rate exceeds the no-new-revenue tax rate and was passed by a greater than a sixty percent (60%) of the members of the governing body; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance establishing an ad valorem tax rate.

NOW, THEREFORE, BE IT ORDAINED by the Dripping Springs City Council:

1. APPROVAL OF 2020 TAX RATE & LEVY

That there be and is hereby levied and shall be assessed and collected for the year 2020, on all taxable property, real, personal and mixed, situated within the city limits of the City, and not exempt the Constitution of the State and valid state laws, an ad valorem tax rate of Nineteen Hundredths Cents (\$0.19) on each One Hundred Dollars (\$100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses and budge of the municipal government of the City (maintenance and operations (M&O)), a tax rate of Nineteen Hundredths Cents (\$0.19) on each One Hundred Dollars (\$100.00) assessed value of taxable property.

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY _____ PERCENT AND WILL RAISE TAXES FOR MAINTENANCE

AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$0.00.

(b) The City Secretary shall cause the following notice to be posted on the homepage of the City's internet website:

THE CITY OF DRIPPING SPRINGS, TEXAS ADOPTED A TAX RATE THAT WILL EFFECTIVELY BE RAISED BY _____ PERCENT (____%) AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,00.00 HOME BY APPROXIMATELY \$ 0.00.

2. PENALTY & INTEREST

All taxes shall become a lien upon the property against which assessed and the City Tax Assessor/Collector for the City of Dripping Springs, Texas, shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, or the payment of said taxes, penalty and interest for the general fund of the City of Dripping Springs, Texas.

3. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

4. SEVERABILITY CLAUSE

That is any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

5. SAVINGS CLAUSE

That all previous budget ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

6. PUBLICATION CLAUSE

The City Secretary of the City of Dripping Springs, Texas, is hereby directed to public in the Official Newspaper of the City of Dripping Springs, the caption, and effective date clause of this Ordinance as required by Texas Local Government Code §52.011.

7. EFFECTIVE DATE

The necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage as the law in such provides.

8. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, 18th day of August 2020, by the following City Council of Dripping Springs roll call vote:

Mayor Pro Tem Manassian	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member King	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member Purcell	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member Harris-Allison	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member Crow	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2020-R__

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS,
RATIFYING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2020-2021;
FUNDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES;
FILING OF BUDGET; REPEALER; SEVERABILITY; EFFECTIVE DATE;
AND PROPER NOTICE

WHEREAS, the City of Dripping Springs City Council (“City Council”) seeks to enact and otherwise approve the City of Dripping Springs’ (“City”) budget for Fiscal Year 2020-2021; and

WHEREAS, the new fiscal year commences for the City on October 1, 2020; and

WHEREAS, the Budget as adopted raises more total property taxes than last year’s budget by \$194,579, which is a fourteen percent (14%) increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$166,889.00; and

WHEREAS, Local Government Code § 102.007 requires the City ratify the Budget by a separate vote; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and complies with Texas Local Government Chapter 102; and

WHEREAS, pursuant to Texas Local Government Code §51.001 the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code §101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance establishing a budget for the upcoming fiscal year; and

WHEREAS, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget (*Attachment “A”*).

NOW, THEREFORE, BE IT by the City Council of the City of Dripping Springs, Texas, that:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Resolution by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The City’s budget for Fiscal Year 2019-2020 shall read in accordance with *Attachment “A”*, which is attached hereto and incorporated into this Resolution for all intents and purposes.

3. REPEALER

To the extent reasonably possible, resolutions and ordinances are to be read together in harmony. However, all resolutions and ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of these clauses, sentences, paragraphs, sections or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

5. FILING OF THE BUDGET

The City Secretary is hereby directed to file the budget on the website of the City and in the City’s official records.

6. EFFECTIVE DATE

This Resolution shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

COUNCIL MEMBER XX MOTIONED TO APPROVE THIS RESOLUTION, WHICH WAS SECONDED BY **XX**. THE MOTION TO APPROVE RESOLUTION NO. 2020-R___ CARRIED RECEIVING THE VOTE: ___ (AYES), _____ (NAYS), AND **0** (ABSTENTIONS).

PASSED & APPROVED, this the 18th day of August 2020, by the following roll call vote of the City Council of Dripping Springs, Texas.

Mayor Pro Tem Manassian	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member King	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member Purcell	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member Harris-Allison	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>
Council Member Crow	_____	<i>for</i>	_____	<i>against</i>	_____	<i>abstain</i>	_____	<i>absent</i>

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

Attachment “A”

**Adopted Budget
Fiscal Year 2020-2021**

**CITY OF DRIPPING SPRINGS
TRANSPORTATION COMMITTEE
AGENDA**

**MONDAY, JUNE 22, 2020
3: 30- 5 : 00 PM— VIA ZOOM CONFERENCE**

COMMITTEE MEMBERS:

Chairman - Erik Burgeson
Vice Chairman – P&Z Comm. Jim Martin
City Council Rep. – Travis Crow
VACANT—Non- Voting Member

John Pettit
Ben Sorrell – Non-Voting Member
Chad Gilpin, P.E., City Engineer

INVITED GUESTS:

Hays Co. - Precinct 4 Comm. Walt Smith, County Engineer Jerry Borcharding, P.E., Adam Leach, EIT
DSISD – Pam Swanks, Mike Garcia
TxDOT, Austin District, So. Area Office – Epigmenio Gonzales, P.E., Michelle Romage-Chambers, P.E., Reed Smith, P.E.
CAMPO – Doise Miers
HDR (City Traffic Engineering Consultant) – Rashed Islam, P.E., Leslie Pollack, P.E., Isabella Albino

AGENDA

1. Dripping Springs ISD Signal Request at Tiger Lane and Hwy 290

Presentation by Kathy Smith, P.E. School District is proposing new elementary school & upgrading the middle school campus. At middle school the problem is with parent pick up backing up to the road. Study showed 4 peak hours. Planning on not allowing left turns onto tiger from 290. They would also want to make Tiger one way from whim parking. Tiger & 290 would have a signal to get people out, Request for signal, Txdot would ultimately approve.

2. TXDOT

Hwy 290 Design Team Presentation—Preliminary Project Schematic

Michelle Cooper, Gary Gemar, Jesse Kennison and Carlos Balderrama all co-presented a feasibility study. During this time of the study they determine the preliminary ROW layout.

RR12 and FM 150 Signal Light Installation

The light was built in city limits that no one was aware of. Epi says lack of communication was with him.

New/Other Project(s) Update

3. HDR (Traffic Engineering Consultant)

Master Transportation Plan Update

Meeting with Hays this week to move forward. With TxDot they worked out some items on 290 including signals.

Traffic Symposium Update

Isabella has set an agenda which is being set out for comments this week

Status of Task Orders

Rob Shelton South, Widening and sidewalk projects are both ongoing. Cannon Tract TIA has been reviewed, not a lot of improvements that wanted to see.

4. CITY OF DRIPPING SPRINGS

Big Sky—Founders Park Rd and RR 12 Improvement Project Update (Aaron Reed, Public Works Coordinator)

City is waiting for notice to proceed from TxDOT on Founders Park. RR 12 is in TxDOT's hands.

5. New Business

Chairman Erik Burgeson final meeting. Transportation Committee interviews are being scheduled within the week, appointment will be made at Council in July.

6. Adjourn

**CITY OF DRIPPING SPRINGS
TRANSPORTATION COMMITTEE
AGENDA
MONDAY, JULY 27, 2020**

3: 30- 5 : 00 PM— VIA ZOOM CONFERENCE

COMMITTEE MEMBERS:

Interim Chairman – P&Z Comm. Jim Martin	John Pettit
City Council Rep.—Travis Crow	Ben Sorrell- Non-Voting Member
Barrett Criswell	Chad Gilpin, P.E., City Engineer
Sharon Hamilton	

INVITED GUESTS:

Hays Co. - Precinct 4 Comm. Walt Smith, County Engineer Jerry Borcharding, P.E., Adam Leach, EIT

DSISD – Pam Swanks, Mike Garcia

TxDOT, Austin District, So. Area Office – Epigmenio Gonzales, P.E., Michelle Romage-Chambers, P.E., Reed Smith, P.E.

CAMPO – Doise Miers

HDR (City Traffic Engineering Consultant) – Rashed Islam, P.E., Leslie Pollack, P.E., Isabella Albino

AGENDA

1. Introduction of New Members

The committee introduces themselves to the new members and they do the same.

2. TXDOT

- Project Updates

- a. RR12 widening Timing/concerns/scope

Pre con meeting getting scheduled in a couple weeks. Also worked closely with

- b. Highway 290 Study Update

290 traffic study to 1826 is currently ongoing, going west from 1826 will be a separate study. Zoom crashed during this agenda item. 12 further west is starting next year, there will be small delay between the two and there will be overlap.

- New/Other Project(s) Update

Founders Park Road notice to proceed has been sent and work has been started. US 290 and 165 work order has been placed for flashing beacon, but signal is in process. HSIP allocated money to each district. This means local competition vs state wide. Ledgestone and 290 has had precon meeting for deceleration lane.

3. HDR (Traffic Engineering Consultant)

- Master Transportation Plan Update

Meetings held with Kfreeze. Currently waiting to hear feedback and are almost complete. Wanting to do a virtual open house in the next 3 months.

-Review of Proposed Roadway Cross-Sections

Leslie presented the item

-Traffic Symposium Update

Drafted list of status orders and agenda. Has been sent to City to flesh out. Programs

- Status of Task Orders

One outstanding Task Order

4. CITY OF DRIPPING SPRINGS

- Big Sky—Founders Park Rd and RR 12 Improvement Project Update (Aaron Reed, Public Works Coordinator)

Deadline set for them for start of school, at the moment they are ahead of schedule.

- New Developments (Ginger Faught, Deputy City Administrator)

Digital speed limit signs have been ordered and are being installed in the next couple of weeks. Two are to be put on Blue Ridge. Creek Road is another idea for a location.

The light at 12 and 150 does not have a flashing yellow, just a red arrow or green arrow. We are asking to have that installed so people do not get held up. The higher signal that can be seen from further away is pointing away from the street and cannot be seen. Epi from TxDoT will look into these items.

Amanda Padilla presented an item that was an overview of projects we have going on.

PDD request has been submitted for Cannon Ranch. 400 Dwelling units, the roads do match up to Big Sky.

Cynosure not getting started yet but has submitted the development agreement, proposing 985 sf lots.

Heritage Development. Preliminary Plat was denied at PnZ once, they are on the agenda for denial again tomorrow. Leslie Pollack is working on the TIA.

Howard Ranch Commercial was denied last week.

5. New Business

Update on the TMP. Draft is close to done. It will be sent to CAMPO next. This is expected to be done in August, then open house after. Then it would go to Planning Commission and Council for approval.

6. Adjourn

TO: CITY OF DRIPPING SPRINGS
FROM: Kim Fernea
RE: ECONOMIC DEVELOPMENT COMMITTEE MONTHLY REPORT
DATE: July 28, 2020

Please accept this memo as the City of Dripping Springs Economic Development Committee's (the "Committee") monthly update to Council regarding projects and progress during the month of July, 2020.

The Committee convened via Zoom June 22nd.

With new members joining the Committee, we decided we would have a get to know one another round table. Patrick Rose facilitated this process in my absence.

Attending were Denise Shroeder (Chamber), Dave Edwards, Taline Manassian, Keenan Smith, Susan Kimball, Melanie Fenelon, Whit Hanks and Andrea Nicholas. For Andrea's benefit, we went around the call, as you and I discussed, and gave her a good flavor for those in attendance.

Project Status Report

Permits Created From 6/30/2020 to 7/31/2020

Generated 8/3/2020 9:22:12 AM

Item # 16.

Project #	Status	Address	Description	WO #	Work Type	Specific Use	Inspection Type	WO Status	Inspector	Inspection Date
2020-66	Closed	511 Mercer St., Dripping Springs, TX 78620	Street and ROW Maint. (July WO's)	13230118	N/A	Street/Road s	Work Planned	Completed	Sonny Garza	07/16/2020
				13230142	N/A	Street/Road s	Work Planned	Completed	Tim Tyree	07/21/2020
				13265927	N/A	Street/Road s	Work Planned	Completed	Bill Stevens	07/20/2020
				13283403	N/A	Street/Road s	Work Planned	Completed	Jim Bass	07/29/2020
				13292613	N/A	Street/Road s	Work Planned	Completed	Tim Tyree	08/01/2020
				13292678	N/A	Street/Road s	Work Planned	Completed	Sonny Garza	07/31/2020
				13292681	N/A	Street/Road s	Work Planned	Completed	Tim Tyree	08/01/2020
2020-67	Open	511 Mercer St., City Hall, TX 78620	City Hall (July WO's)	13229903	N/A	N/A	Work Planned	Completed	Sonny Garza	07/14/2020
				13237817	N/A	N/A	Work Planned	Completed	Jim Bass	07/09/2020
				13268243	N/A	N/A	Work Planned	Completed	Sonny Garza	07/23/2020
				13268246	N/A	N/A	Work Planned	Completed	Tim Tyree	07/21/2020
2020-68	Closed	480 Founders Park Rd., Founders Memorial Park, TX 78620	Founders Park (July WO's)	13225385	N/A	Parks	Work Planned	Completed	Jim Bass	07/07/2020
				13237828	N/A	Parks	Work Planned	Completed	Jim Bass	07/09/2020
				13230071	N/A	Parks	Work Planned	Completed	Sonny Garza	07/14/2020
				13225408	N/A	Parks	Work Planned	Completed	Sonny Garza	07/14/2020

2020-68	Closed	480 Founders Park Rd., Founders Memorial Park, TX 78620	Founders Park (July WO's)	13230062	N/A	Parks	Work Planned	Completed	Tim Tyree	07/23/2020
				13237730	N/A	Parks	Work Planned	Completed	Sonny Garza	07/23/2020
				13230080	N/A	Parks	Work Planned	Completed	Sonny Garza	07/23/2020
				13283506	N/A	Parks	Work Planned	Completed	Jim Bass	07/28/2020
				13277742	N/A	Parks	Work Planned	Completed	Sonny Garza	07/31/2020
2020-69	Open	27148 Ranch Rd 12, Sports and Rec Park, TX 78620	Sports and Rec Park (July WO's)	13267820	N/A	Parks	Work Planned	Completed	Tim Tyree	07/22/2020
				13275241	N/A	Parks	Work Planned	Completed	Leonard Jones	07/22/2020
				13283477	N/A	Parks	Work Planned	Completed	Tim Tyree	07/28/2020
2020-70	Closed	151 E Mercer St, VMP/Triangle, TX 78620	VMP/Triangle (July WO's)	13242270	N/A	Parks	Work Planned	Completed	Tim Tyree	07/20/2020
				13242477	N/A	Parks	Work Planned	Completed	Tim Tyree	07/21/2020
				13242478	N/A	Parks	Work Planned	Completed	Tim Tyree	07/21/2020
				13256592	N/A	Parks	Work Planned	Completed	Tim Tyree	07/22/2020
				13277711	N/A	Parks	Work Planned	Completed	Tim Tyree	07/28/2020
				13283420	N/A	Parks	Work Planned	Completed	Tim Tyree	07/28/2020
2020-71	Open	1042 Event Center Drive, Ranch House, TX 78620	Ranch House (July WO's)	13292600	N/A	N/A	Work Planned	New	Jim Bass	
2020-72	Open	1042 Event Center Drive, Dripping Springs Ranch Park, TX 78620	DSRP (July WO's)	13225311	N/A	Parks	Work Planned	Completed	Jim Bass	07/07/2020
				13237749	N/A	Parks	Work Planned	Completed	Sonny Garza	07/16/2020

Item # 16.

2020-72	Open	1042 Event Center Drive, Dripping Springs Ranch Park, TX 78620	DSRP (July WO's)	13237753	N/A	Parks	Work Planned	Completed	Jim Bass	07/14/2020 Item # 16.
				13237755	N/A	Parks	Work Planned	New	Jim Bass	
				13237759	N/A	Parks	Work Planned	New	Sonny Garza	
				13245463	N/A	Parks	Work Planned	Completed	Jim Bass	07/14/2020
				13248885	N/A	Parks	Work Planned	Completed	Sonny Garza	07/20/2020
				13267788	N/A	Parks	Work Planned	Completed	Jim Bass	07/24/2020
				13270006	N/A	Parks	Work Planned	Completed	Leonard Jones	07/24/2020
				13272488	N/A	Parks	Work Planned	Completed	Sonny Garza	07/23/2020
				13297366	N/A	Parks	Work Planned	Completed	Leonard Jones	07/31/2020
2020-73	Closed	101 Old Fitzhugh, Stephenson Bldg., TX 78620	Stephenson Bldg	No Work Orders on Project	N/A	N/A				
2020-74	Closed	511 Mercer St., Dripping Springs, TX 78620	Fleet and Equipment (July WO's)	13229873	N/A	N/A	Work Planned	Completed	Sonny Garza	07/14/2020
				13229871	N/A	N/A	Work Planned	Completed	Leonard Jones	07/23/2020
				13229867	N/A	N/A	Work Planned	Completed	Leonard Jones	07/23/2020
				13229846	N/A	N/A	Work Planned	Completed	Leonard Jones	07/24/2020
				13229853	N/A	N/A	Work Planned	Completed	Leonard Jones	07/24/2020
				13229857	N/A	N/A	Work Planned	Completed	Leonard Jones	07/29/2020
				13229843	N/A	N/A	Work Planned	Completed	Leonard Jones	07/29/2020

2020-75	Open	22690 Ranch to Market Rd 150, Charro Park, TX 78620	Charro Park (July WO's)	13225674	N/A	Parks	Work Planned	Completed	Sonny Garza	07/11/2020 Item # 16.
				13277821	N/A	Parks	Work Planned	New	Leonard Jones	

City of Dripping Springs

Monthly Maintenance Report

July 2020

Routine Maintenance

- M-F Weekly Maintenance Check list is completed in the morning
- Wednesday's setup and put away Farmers Market
- WWTP fields and lift stations landscaping
- Maintenance Meeting Wednesdays (1:00pm) safe distancing in council chambers
- Friday's Vehicles cleaned out, washed, and maintenance check completed
- Banners put up and taken down as needed

Additional Maintenance Completed

Parks

- VMP mowed and trimmed – 7/1
- Charro picnic table repaired – 7/1
- SRP restrooms unclogged – 7/1
- VMP ant treatment applied – 7/3
- SRP timer light switch installed in Men's restroom – 7/8
- VMP picnic tables moved back and cautioned off for COVID-19 precautions – 7/13
- Charro park kiosk plexiglass and locks replaced – 7/13
- Founders park message board kiosk plexiglass and locks replaced – 7/13
- DSRP outdoor arena light control box replaced – 7/15
- DSRP DG trail silt fence removal – 7/16
- VMP mowed and trimmed – 7/20
- Founders picnic tables installed – 7/20
- SRP water meter reading – 7/22
- VMP Farmers market signposts straightened and sign rehung – 7/22
- SRP brush cut away electrical boxes – 7/22
- Charro water collection system batteries replaced – 7/23
- DSRP playground slide replaced – 7/23
- VMP veteran's memorial kiosk sprayed wasps' nests. – 7/24
- SRP dead trees removed – 7/24
- Founders Park graffiti removal – 7/27
- DSRP Playground slide and climbing equipment replaced – 7/30
- Founders Park message board installed in pavilion – 7/30
- Charro park trees trimmed along fence line – 7/31
- DSRP trees trimmed around burn pile – 7/31

Streets

- Mercer St. DG beds weeded and maintained – 7/1
- Barricades moved back to WWTP from the triangle – 7/1
- Ramirez Ln and Creek Rd intersection brush cut and trimmed – 7/13
- Mercer St. DG beds weeded and maintained – 7/15
- Grand Prairie ROW trimmed – 7/15
- Sportsplex crosswalk sign relocated out back 20ft. – 7/15
- Mercer St. and RR12 intersection trimmed – 7/15
- Hays St. and Wallace St. intersection trimmed – 7/15
- Mercer St. bridge timber support installed – 7/17
- Sports Park Rd. ROW mowed and trimmed – 7/20
- Springwood Rd and 150 stop sign reinstalled – 7/20
- RR12 garbage picked up – 7/23
- Check streetlights on Mercer St. – 7/23
- Harrison Hills guardrail repaired – 7/24
- Mercer St. guardrail timber installed – 7/24
- Mercer Str. Bridge ROW brush trimmed – 7/27
- Wallace St. pothole repaired – 7/28
- McGregor ROW mowed and trimmed – 7/29
- Rob Shelton ROW trash picked up – 7/30
- Bluff Street ROW mowed and trimmed – 7/31

Facilities

- DSRP kitchen treated for ants – 7/6
- Founders pool picnic tables built and installed – 7/7
- Founders pool ADA chair installed – 7/8
- Founders pool signs installed – 7/8
- City hall mowed and trimmed – 7/8
- Founders pool broken limb in front of entrance removed – 7/8
- Founders pool sink drain cleaned out – 7/9
- DSRP lobby light ballasts replaced – 7/9
- Ranch House handicap ramp power washed and prepped for painting – 7/9
- City Hall front door FOB mechanism adjusted – 7/9
- Ranch House handicap ramp top rail replaced and repaired broken areas on ramp – 7/10
- Founders Pool office window film installed – 7/13
- DSRP double door frame screw replaced – 7/14
- DSRP women's toilet handle replaced – 7/14
- DSRP wash rack light switch replaced – 7/14
- DSRP diesel pump battery charged – 7/15
- DSRP kitchen drains cleaned out – 7/16
- DSRP security fence installed in kitchen area – 7/17
- Stephenson Building mowed and trimmed – 7/20
- DSRP water collection system checked – 7/20
- Founders pool restroom faucet replaced – 7/22

- DSRP safe installed – 7/23
- Ranch House septic system pumped – 7/24
- Ranch House repaired and replaced panel board – 7/27
- Ranch House ramp painted – 7/28
- Ranch House hot water heater flushed – 7/28
- Founders pool office doorknob repaired – 7/30
- Founders pool skimmer replaced – 7/30

Equipment/Vehicles

- New Holland Skid Steer serviced by Equipment Depot – 7/1
- 2003 Chevy 1500 inspected – 7/21
- 2012 Speedy Bleacher inspected – 7/21
- 2014 Chevy Spark inspected – 7/21
- 2013 Speedy Bleacher inspected – 7/21
- 2015 Texas Pride Dump trailer inspected – 7/21
- 2015 Sure Pull gooseneck trailer inspected – 7/21
- F-150 BD and F-150 PW truck PM check – 7/21
- 2003 Chevy 1500 oil changed – 7/22
- Little Wonder tire repaired – 7/23
- Grayco paint striper arrive – 7/23
- 2019 Big Tex trailer inspected – 7/24
- Chevy 1500 tire repaired – 7/31
- Paint Striper set up for startup – 7/31

Other

- Barricades moved from Triangle back to WWTP – 7/1
- Cones/caution tape/no parking signs set out for Fire in the Sky – 7/2
- Picked up cones and caution tape from Fire in the Sky – 7/6
- Replacement slide arrived for DSRP playground – 7/10
- Grayco paint striper demo – 7/15
- Continuing disposal of silt fence along established hike and bike trail at DSRP

WWTP

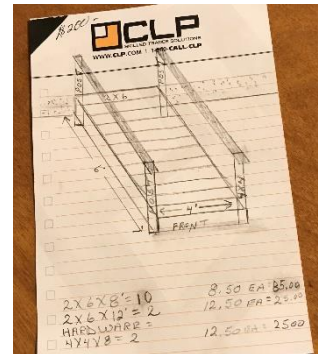
- New gate and cattle gate posts set– 7/6
- Installed new gate and cattle gate – 7/7
- Picked up illegal signs and returned to City Hall – 7/9
- Filled potholes on entrance road – 7/14
- Lift stations mowed and trimmed – 7/17
- Beehive relocated – 7/24

PARKS

Charro Ranch Park

Programs & Events Specialist Maggie Martin is working on updating the bird identification kiosk and interpretive trailhead kiosk as a part of her programs support scope. A schematic has been created for the new ADA ramp to the pavilion and is slated for construction in August by the DS Maintenance Crew.

Hays County Master Naturalists lead by Sue Harding have returned to Charro Park and are again hosting their monthly volunteer work groups.



Dripping Springs Ranch Park

Improvements continue to occur at DSRP and the Master Naturalists & Gardeners have returned to continue their much needed and treasured partnership.

Founders Memorial Park & Pool – Emily Long, Pool Manager

The month of July was a month of polishing lifeguard skills. Both during in services and during shifts, the lifeguards at Founders Pool worked hard to improve on their skills. In-services consisted of practicing rescues with social distancing protocols. These protocols included hands only CPR as well as the use of a BVM. Head Lifeguard, Mick Bailey led an in-service this month where he instructed scenarios involving sudden illnesses. Mick has ample experience with sudden illnesses because he is certified in Wilderness First Aid and Epinephrine. Mick embraced the opportunity to gain some additional leadership and teaching experience. Mick is studying Outdoor Recreation and Tourism at the University of Wyoming and is hoping to become a Rock-Climbing Guide after graduation. The lifeguards found his sudden illness training to be extremely helpful. Mick also brought the Hays County Fire Department out to the pool once again. With the help of the fire department, we preformed extractions from the water with and without a spinal injury. Each scenario also consisted of practicing CPR with a BVM and an AED out of the water. The lifeguards learned the importance of teamwork and urgency in a life-threatening situation. Huge thank you to Mick Bailey and the Hays County Fire Department!



Rathgeber Natural Resource Park (Pending)

Rathgeber Natural Resource Park was chosen as one of Hays County's Parks and Open Space Advisory Commission's Tier 1 projects for funding by the future November Parks and Open Space Bond Measure. Next steps consist of receiving the Rathgeber tract of land into the CODS Park System. Developing a conceptual operating budget that will reflect costs associated with bringing the park on-line and operating the park in phases. Important to begin the conversation around the park development plan and public input-process.

PARKS AND OPEN SPACE ADVISORY COMMISSION (POSAC)
RECOMMENDATIONS TO COMMISSIONERS COURT

The following recommendations are respectfully submitted by members of the Hays County Parks and Open Space Advisory Commission (POSAC) on July 28, 2020.

This document is a synthesis of the Powerpoint presentation to be made to the Court on above date and is meant to provide an easy visual overview of the projects submitted by various entities which were evaluated by the POSAC through the lens of the 2012 Parks, Open Space and Natural Areas Master Plan.

These project recommendations demonstrate a substantial need for additional resources available for parks and open space within Hays County.

The named projects below are presented by category and ranked within the tiers showing highest ratings from top down within each category. Included also are project sponsor and funding request. The numbering of projects relates to the attached project map.

TIER ONE PROJECTS ("very best"; highly recommend to fund at some level)	Amount Requested
Open Space/Natural Areas/Trails/Water Quality/Habitat	
1. Coleman's Canyon Preserve (WVWA)	\$ 2,600,000
2. Sentinel Peak Park & Preserve (Hays County)	10,000,000
3. San Marcos River Recharge Lands (SMRF)	4,380,000
4. Regional Park, water quality/trails, 1200 acres (Hays County/COA via HCC) ¹	10,000,000
5. Purgatory Creek: habitat, clean water preserve (HCC)	17,717,500
6. Rathgeber Natural Resource Park (City of Dripping Springs)	7,500,000

TIER TWO PROJECTS ("very good"; strong recommendation to fund at some level)	Amount Requested
Urban Parks	
9. Dripping Springs Regional Skate Park (DS Skate Park, Inc, non-profit)	\$ 550,000
10. Dripping Springs Town Center (City of Dripping Springs)	4,480,600
11. Patriot's Hall, near Dripping Springs (PatriotsHall.org; non-profit)	1,500,000
12. Nature Center at Blue Hole Park (City of Wimberley)	3,136,425
Open Space/Natural Areas/Trails/Water Quality/Habitat	
13. John Knox Ranch Preserve (John Knox Ranch/HCC)	2,500,000
14. Presa Grande, Sink Creek Watershed (Great Springs Project)	8,500,000
Connectivity	
15. Old Fitzhugh Road Trail (City of Dripping Springs)	1,305,000
16. Kyle Fajita Fields (City of Kyle)	14,520,000
TOTAL Tier Two Project Requests	\$ 36,472,025

TOTAL TIER ONE & TWO PROJECT REQUESTS	\$ 94,969,525
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Sports & Recreation Park

DSYSA and DSASA resumed practices and games. Both DSYSA's Baseball and Soccer are utilizing the park 7 days a week to catch up from lost spring seasons.

The survey of Sports and Recreation Park was completed for the Sports & Recreation Park lighting project. EMA meeting to be held in August to detail the project at 75% planning completion.

Veteran's Memorial Park & Triangle

At this time Council has decided to not take any further applications for renting the Triangle to the public in the traditional sense. The Mayor and Council are reflecting on the park space west of the low water crossing and entertaining a use that could perhaps service multiple local business owners and the Dripping Springs Community at large in a greater capacity. The Farmers Market's location will not be impacted, and it will continue to be hosted at the northeast side of the park on Wednesdays. That side of the park and location will still be available for regular rentals.

COMMUNITY SERVICES

Community Initiatives**Bird City Texas:**

Applications for the 2021 Texas Bird City designation process opened June 15, 2020 with a deadline of December 4, 2020 . An application committee was formed and consists of the following partners:

Hope Boatright – Destination Dripping Springs, Visitors Bureau
 Maggie Martin – CODS Programs & Events Specialist
 Paul Fushille – CODS Parks & Recreation Commissioner
 Kelly Schmidt – CODS Parks & Community Services Director
 Lisa Sullivan – CODS Communications Director
 Amanda Pena Bustillos – Wild Birds Unlimited
 Connie Boltz – Hays County Master Naturalists
 Anne Forish – Hays County Master Gardeners

The committee divided up the extensive application requirements and will be meeting on several occasions during the next several months to support each other through the process of completing the application with the best information. The objective is to insure that our 2021 application accurately assesses and shares the past, current and future work that reflects Dripping Springs' dedication to the preservation and conservation of birds.

International Dark Sky Association: On going. Nothing to report.

It's Time Texas: On Going- prepping for next year.

Keep Dripping Springs Beautiful: On Going - Nothing to report.

Scenic City: On Going - Nothing to report.

Community Outreach Volunteer Services

Nothing to report for July. Covid still continues to impact normal operations. Beginning our planning for the 2021 volunteer season and creating organizational structure for on-going opportunities for recruitment of community volunteers.

Banner Requests & Co-Sponsorships

-Master Gardeners requested Co-Sponsorship for banner to be displayed at Triangle advertising their annual plant sale
 -Empty Bowls 2020 requested Co-Sponsorship to advertise their virtual fundraiser.

Community Events & Programs – Maggie Martin, Programs and Events Specialist

Our COVID- friendly camp, Coyote Kids in a Crate, wrapped up last week July 31st that included five weeks of thematic activities delivered to our camp families. The themes included: All Things Wings, Big Sky Fun, Outdoor Adventures, Rock-N-Roll, and Sun and Stars. The bags cost campers \$25 for residents and \$30 for non residents and cost about \$8 to produce brining the cost of each project to less than \$1.60. Each week contained at least five activities for 42 total campers and families to complete on their own with a guided zoom meeting held daily to discuss the activity and get them started. Zoom meeting were also a space for campers to get a dose of camp fun as we played games and shared our experiences. We had a group of 4 campers that returned weekly and have even committed to next years traditional style camp. On the last day of camp awards were given out to campers and we received praise and gratitude for hosting a successful program.

Farmers Market – Laurel Robertson, Market Manager

Following orders from Mayor Foulds, the DS Farmers Market returned to May's Phase II COVID restrictions on July 8: three-foot spacing between booths, eliminating all non-food vendors and live music at market, with picnic tables roped off to discourage shoppers from lingering at market.



Shoppers are now required by state law to wear face coverings while at market, unless they are under the age of two or have a medical condition. Farmers Market staff has been on the alert to spot people entering market without masks and offer them one from market supplies. This strategy has worked well most of the time.

Shopper numbers are still up (though not as high as during March and April); vendor attendance has remained steady at about 30 booths per market. The Salt Lick continues to be a contributing market member from their remote location on the southwest corner of the Triangle; Thai Gourmet pays the regular booth fee each Wednesday to deliver pre-ordered dinners from a designated spot in the parking lot.

In mid-July, PCS director Kelly Schmidt received unexpected news from City Administrators that Manager Robertson had worked nearly 1000 hours during the 2020 fiscal year and couldn't work more hours without paying into the Texas Municipal Employees Retirement system. (The City would be required to match those funds, also.) Their instructions were to immediately cut Laurel's hours to below the retirement trigger until the new fiscal year began in October.

Laurel worked the prescribed 19 hours for one week, then worked with Kelly to find a way to stay within the year's budget, while still devoting 25 hours per week to managing the market. She will maintain the 25-hour per week schedule through August, to be reviewed in September. (Laurel had previously requested, and will take, a two-week unpaid leave from Aug 10-21.)

In late July, the PCS team attempted to launch online vendor booth registration (instead of cancellation) using the City's ActiveNet software. Although the software had performed well in test runs, attempts at using it for online registration by vendors turned up many bugs in the system, so we have delayed its launch until we resolve the problems.

Marketing, Website, Social Media, Branding & Communications

The PCS department continues to expand their website pages to encompass the resource as a tool to provide the full scope of services within the department's span of responsibility. Currently, the "Community Services" aspect of the department is lacking in web presence and ease of service access. Staff is in the process of creating an easier application process and information dissemination platform.

- Road closure requests
- Itinerant Vendor Permits
- Event Permit for events held on city property and events held within City Limits
- Co-Sponsorship Requests