



DRIPPING SPRINGS  
Texas

# CITY COUNCIL WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Wednesday, July 05, 2023 at 6:00 PM

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## AGENDA

### CALL TO ORDER AND ROLL CALL

#### City Council Members

Mayor Bill Foulds, Jr.  
Mayor Pro Tem Taline Manassian  
Council Member Place 2 Wade King  
Council Member Place 3 Geoffrey Tahuahua  
Council Member Place 4 Travis Crow  
Council Member Place 5 Sherrie Parks

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

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
Interim Deputy City Administrator / City Treasurer Shawn Cox  
City Attorney Laura Mueller  
People & Communications Director Lisa Sullivan  
City Secretary Andrea Cunningham  
IT Director Jason Weinstock  
Parks & Recreation Director Andy Binz  
Building Official Shane Pevehouse  
Planning Director Tory Carpenter

### PLEDGE OF ALLEGIANCE

### PROCLAMATIONS & PRESENTATIONS

- 1. Proclamation proclaiming the month of July 2023, as "Parks and Recreation Month" in the City of Dripping Springs, Texas, and Recognition of members of the Hays County Master Naturalists and Gardeners.**

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### WORKSHOP

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

- 2. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2024.**

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## CITY COUNCIL

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### 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 June 20, 2023, City Council Workshop & Regular Meeting Minutes.**
- 4. Approval of the Appointment of Gouri Johannsen, Teresa Strube, Erika Fritz, and Claudia Oney to the Farmers Market Committee for terms ending June 30, 2025, and the Appointment of Gouri Johannsen as the Committee Chair for a term of one (1) year.**
- 5. Approval of the Reappointment of John Pettit to the Transportation Committee for a term ending June 30, 2025, and the Appointment of Travis Crow as the Committee Chair for a term of one (1) year.**
- 6. Approval of Professional Services Agreement between the City of Dripping Springs and Environmental Concepts for Environmental Health / OSSF Inspection & City Inspection Services.**

### BUSINESS AGENDA

- 7. Applicant introductory presentation and possible Councilmember appointment to the Development Agreement Working Group for the Madelynn Estates Planned Development District request located on FM 150 south of Wood Loop.**
- 8. Applicant introductory presentation and possible Councilmember appointment to the Development Agreement Working Group (DAWG) for the Southern Land Planned Development District request located on Ranch Road 12 south of FM 150.**

- 9. Discuss and consider the Reappointment of Paul Fushille, Kristy Caldwell and Dustin Cloutier, and the Appointment of Christian Krueger to the Parks & Recreation Commission for terms ending June 30, 2025.**

## **REPORTS**

*Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.*

- 10. Planning Department Report**

## **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.*

- 11. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service, and related items. Consultation with Attorney, 551.071**
- 12. Consultation with Attorney regarding to legal issues related to the Co-Sponsorship Policy and City Logo Use. Consultation with Attorney, 551.071**

## **UPCOMING MEETINGS**

### **City Council & Board of Adjustment Meetings**

July 18, 2023, at 6:00 p.m. (CC)  
August 1, 2023, at 6:00 p.m. (CC & BOA)  
August 15, 2023, at 6:00 p.m. (CC)  
September 5, 2023, at 6:00 p.m.

### **Board, Commission & Committee Meetings**

July 6, 2023, Historic Preservation Commission at 4:00 p.m.  
July 10, 2023, TIRZ Board at 4:00 p.m.  
July 10, 2023, Founders Day Commission at 6:00 p.m.  
July 11, 2023, Planning & Zoning Commission at 6:00 p.m.  
July 12, 2023, DSRP Board at 11:00 a.m.  
July 12, 2023, Utility Commission at 4:00 p.m.  
July 17, 2023, Parks & Recreation Commission at 6:00 p.m.

## **ADJOURN**

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **June 30, 2023, at 1:00 p.m.***

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City Secretary

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



**PROCLAMATION  
OF THE CITY OF DRIPPING SPRINGS  
PROCLAIMING THE MONTH OF JULY 2023, AS**

**“Parks and Recreation Month”**

- WHEREAS,** parks and recreation programs are an integral part of the Dripping Springs Community; and
- WHEREAS,** our parks and recreation services are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and
- WHEREAS,** parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and
- WHEREAS,** parks and recreation programs increase a community’s economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and
- WHEREAS,** parks and recreation areas are fundamental to the environmental well-being of our community; and
- WHEREAS,** parks, natural open space, and natural recreation areas improve water quality by protecting groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and
- WHEREAS,** our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and
- WHEREAS,** the U.S. House of Representatives has designated July as Parks and Recreation Month; and
- WHEREAS,** the Dripping Springs Community recognizes the benefits derived from parks and recreation resources.

**NOW THEREFORE, BE IT PROCLAIMED BY THE CITY OF DRIPPING SPRINGS COUNCIL THAT:**

1. July 2023 shall be proclaimed as “Parks & Recreation Month” in the City of Dripping Springs; and
2. The City Council invites the Dripping Springs Community to explore the City’s community parks and parks programming.

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Bill Foulds, Jr., Mayor



**CITY COUNCIL**  
**WORKSHOP & REGULAR MEETING**  
**City of Dripping Springs**  
**Council Chambers, 511 Mercer St, Dripping Springs, TX**  
**Tuesday, June 20, 2023, at 6:00 PM**

## MINUTES

### CALL TO ORDER AND ROLL CALL

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

**City Council Members present were:**

Mayor Bill Foulds, Jr.  
 Mayor Pro Tem Taline Manassian  
 Council Member Place 2 Wade King  
 Council Member Place 3 Geoffrey Tahuahua  
 Council Member Place 4 Travis Crow (left meeting at 8:01 p.m.)  
 Council Member Place 5 Sherrie Parks

**Staff, Consultants & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
 Deputy City Administrator Ginger Faught  
 Interim Deputy City Administrator / City Treasurer Shawn Cox  
 City Attorney Laura Mueller  
 City Secretary Andrea Cunningham  
 IT Director Jason Weinstock  
 Parks & Community Services Director Andy Binz  
 Community Events Coordinator Johnna Krantz  
 DSRP Manager Emily Nelson  
 Public Works Director Aaron Reed  
 Deputy Public Works Director Craig Rice  
 Planning Director Tory Carpenter  
 Emergency Management Coordinator Roman Baligad  
 Planning & Zoning Commission Chair Mim James

### PLEDGE OF ALLEGIANCE

Council Member Tahuahua led the Pledge of Allegiance to the Flag.

### PRESENTATIONS

1. **A Resolution of the City of Dripping Springs, Texas recognizing the life and public service of Oran Hill "Pug" Rippy.**

Council Member Crow read the Resolution and presented it to Royce Rippy and family.

## 2. Presentation and update by DTJ Consulting regarding the Comprehensive Plan.

Austin Director Jason Cheng and Designer Flavia Lopez gave a presentation which is on file.

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### WORKSHOP

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

## 3. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2024.

Shawn Cox gave a presentation which is on file.

Aaron Reed and Craig Rice were available for questions.

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### CITY COUNCIL MEETING

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#### PRESENTATION OF CITIZENS

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No one spoke during Presentations of Citizens.

#### CONSENT AGENDA

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## 4. Approval of the June 6, 2023, City Council & Board of Adjustment workshop and regular meeting.

5. **Approval of a Resolution authorizing execution of a Local On System Agreement (LOSA) with the Texas Department of Transportation for Rob Shelton Intersection Improvements.**

**Filed as Resolution No. 2023-R25**

6. **Approval of the May 2023 City Treasurer's Report.**
7. **Approval of Partial Public Utility Easement Release in the Big Sky Subdivision.** *Applicant: Chris Reid, P.E., Doucet*

A motion was made by Council Member Tahuahua to approve Consent Agenda Items 4 – 7. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

## **BUSINESS AGENDA**

8. **Discuss and consider approval of Special Event Permit Application for the 2023 Dripping Springs Pumpkin Festival to take place at the Dr. Pound Farmstead and utilizing Founders Memorial Park for parking.** *Sponsor: Council Member Sherrie Parks*

Applicant Gretchen Durst presented the item and reviewed the application and parking.

Johnna Krantz presented the staff report which is on file. Staff recommends approval of the application.

A motion was made by Council Member Parks to approve a Special Event Permit Application for the 2023 Dripping Springs Pumpkin Festival to take place at the Dr. Pound Farmstead and utilizing Founders Memorial Park for parking. Council Member Crow seconded the motion which carried unanimously 5 to 0.

9. **Discuss and consider approval of a Professional Services Agreement between the City of Dripping Springs and RVi Planning for the Rathgeber Natural Resources Park Vision Plan.** *Sponsor: Council Member Wade King.*

Andy Binz presented the staff report which is on file. Staff recommends approval of the agreement.

A motion was made by Mayor Pro Tem Manassian to approve a Professional Services Agreement between the City of Dripping Springs and RVi Planning for the Rathgeber Natural Resources Park Vision Plan. Council Member King seconded the motion which carried unanimously 5 to 0.

10. **Discuss and consider approval of an Ordinance Amending Chapter 16: Public Ways and Places, Article 16.02 adding exhibit "A" Parks and Facilities Naming Policy in the City of Dripping Springs Code of Ordinances.** *Sponsor: Council Member Wade King.*

Andy Binz presented the staff report which is on file. Staff recommends approval of the ordinance.



A motion was made by Council Member Tahuahua to approve an Ordinance Amending Chapter 16: Public Ways and Places, Article 16.02 adding exhibit "A" Parks and Facilities Naming Policy in the City of Dripping Springs Code of Ordinances. Council Member Parks seconded the motion which carried unanimously 5 to 0.

**Filed as Ordinance No. 2023-20**

**11. Discuss and consider approval of an Ordinance Amending the Master Fee Schedule: Section 9: Parks & Community Services. Sponsor: Council Member Wade King.**

Andy Binz presented the staff report which is on file. Staff recommends approval of the ordinance.

A motion was made by Council Member Parks to approve an Ordinance Amending the Master Fee Schedule: Section 9: Parks & Community Services, with staff direction to add language on the application that does not authorize applicant to require paid parking. Council Member King seconded the motion, which carried unanimously 5 to 0.

**Filed as Ordinance No. 2023-21**

**12. Discuss and consider the Appointment of four (4) members to the Planning & Zoning Commission for terms ending June 30, 2024, and the Appointment of the Planning & Zoning Commission Chair for a term of one (1) year.**

The caption should read "...for terms ending June 30, 2025,".

Andrea Cunningham's staff report is on file.

Planning & Zoning Commission Chair James spoke and recommended the reappointment of members requesting reappointment and the appointment of Eugene Foster.

A motion was made by Council Member Tahuahua to reappointment Mim James as the chair of the commission for a term of one (1) year, the reappointment of Mim James, Christian Bourguignon and Doug Crosson for terms ending June 30, 2025, and the appointment of Eugene Foster for a term ending June 30, 2025.

## REPORTS

*Reports of Staff, Boards, Commissions, Committees, Boards and Agencies are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.*

Report is on file and available for review upon request.

**13. May 2023, Emergency Management 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 City Attorney and 551.072, Deliberations about Real Property and regarding Executive Session Agenda Items 14 – 18. Council Member Parks seconded the motion which carried unanimously 5 to 0.

## 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.*

14. **Consultation with Attorney regarding legal issues related to agreements and fees charged to political subdivisions related to development.** *Consultation with Attorney, 551.071*
15. **Consultation with Attorney regarding settlement of litigation related to code enforcement and open government.** *Consultation with Attorney, 551.071*
16. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service, and related items.** *Consultation with Attorney, 551.071*
17. **Consultation with Attorney and Deliberation of Real Property regarding legal and real estate issues related to potential facility sites and street extensions and expansions.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*
18. **Consultation with Attorney regarding to legal issues related to the Co-Sponsorship Policy and City Logo Use.** *Consultation with Attorney, 551.071*

The City Council met in Executive Session from 7:22 p.m. – 8:12 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session at 8:12 p.m.

## UPCOMING MEETINGS

### **City Council & Board of Adjustment Meetings**

July 5, 2023, at 6:00 p.m. (CC & BOA)

July 18, 2023, at 6:00 p.m. (CC)

August 1, 2023, at 6:00 p.m. (CC & BOA)

August 15, 2023, at 6:00 p.m. (CC)

### **Board, Commission & Committee Meetings**

June 26, 2023, Transportation Committee at 3:30 p.m.

June 27, 2023, Planning & Zoning Commission at 6:00 p.m.

June 28, 2023, Economic Development Committee at 4:00 p.m.

July 6, 2023, Historic Preservation Commission at 4:00 p.m.

## **ADJOURN**

A motion was made by Council Member Parks to adjourn the meeting. Council Member Tahuahua seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 8:12 p.m.

**APPROVED ON:** July 5, 2023

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Bill Foulds, Jr., Mayor

**ATTEST:**

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Andrea Cunningham, City Secretary



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Andrea Cunningham, City Secretary

**Council Meeting Date:** July 5, 2023

**Agenda Item Wording:** **Approval of the Appointment of Gouri Johannsen, Teresa Strube, Erika Fritz, and Claudia Oney to the Farmers Market Committee for terms ending June 30, 2025, and the Appointment of Gouri Johannsen as the Committee Chair for a term of one (1) year.**

**Agenda Item Requestor:** Andrea Cunningham, City Secretary

**Summary/Background:** **FMC Member Responsibilities**  
**Section 6.05.002:** The purpose of the Dripping Springs Farmers Market Committee (the "committee") is to: Fulfill the mission of the market; Provide oversight of the market in order to make recommendations related to the market; and Serve as an advisory body for the city council.

**Section 6.05.006:** The committee is advisory only. They have no authority to make decisions binding on the city. The authority of the committee will include: To make recommendations to the city council regarding market operations; To evaluate the market to identify means of making improvements; To make recommendations related to the drafting and implementation of all rules and procedures for the market to the city council; To assist city staff with the operations of the market, in addition to preparations and post-event recovery of the site; To make recommendations to city council regarding budget for the farmers market and expenditures related to appropriated funds; To perform other duties as established in the rules and regulations for market operations, as enacted by the city council; The committee's work and work product will be subject to the Public Information Act, Texas Government Code chapter 552.

**Member Selection**

**Section 6.05.005(c):** Every year, city staff will prepare a slate of nominees for city council consideration. Committee members shall be appointed by majority vote of the city council. Committee members may be residents or business owners in the city limits or ETJ or within 150 miles of the city limits. At least two committee members must be market vendors of which one shall be an agricultural producer. Although not strictly required, preference for committee membership shall be given to persons who raise, grow or make food products, or artists who make crafts from agricultural products.

**Membership Requirements**

Resident or business owner located in the City Limits or ETJ, or within 150 miles of the city limits. At least two members must be market vendors

**Officer Appointments**

The chair shall be appointed by the city council from among the membership. A vice-chair shall be selected by the committee members. In the absence of the chair or vice-chair, the remaining committee members may select a person among themselves to preside over a meeting.

Gouri Johannsen has served as the chair of the committee for several years and would like to be considered to continue as the chair.

**Membership**

The committee shall have eight members who shall serve two-year terms. Members may be reappointed with no limitation on the number of terms one member may serve.

**Current Members**

Member	Term	Residency	Market Vendor
<b>Gouri Johannsen</b>	<b>06/20/23</b>	<b>ETJ</b>	
Marianne Simmons	06/30/24	ETJ	Market Vendor – Agriculture
<b>Teresa Strube</b>	<b>06/30/23</b>	<b>ETJ</b>	
Nikki Dahlin	06/20/24	City	
<b>Claudia Oney</b>	<b>06/30/23</b>	<b>150 mi</b>	
Janet Musgrove	06/30/24	City	
<b>Erika Fritz</b>	<b>06/30/23</b>	<b>ETJ</b>	Market Vendor – Food
Sherry Parks	06/30/24	City	

**Vacancies and Applicants**

There are four (4) members with terms that expire June 30, 2023, and no vacancies. All members with expiring terms have requested reappointment.

Current members with seat expirations were notified April 4, 2023, with a response deadline of May 1, 2023. Public notice of application submission deadline was posted in the Century News April 14, 2023, with a submission deadline of May 12, 2023.

**Commission Chair  
Recommendations:**

Chair Gouri Johannsen recommends the reappointment of all members.

**Recommended  
Council Actions:**

Staff recommends approval of the reappointment of Gouri Johannsen, Teresa Strube, Erika Fritz and Claudia Oney for terms ending June 30, 2025, and the reappointment of Gouri Johannsen as the committee chair of a term of one (1) year.

**Attachments:**

1. Reappointment Requests
2. Committee Chair recommendation

**Next Steps/Schedule:**

1. Inform members of Council decision
2. Update roster and website



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Andrea Cunningham, City Secretary

**Council Meeting Date:** July 5, 2023

**Agenda Item Wording:** **Approval of the Reappointment of John Pettit to the Transportation Committee for a term ending June 30, 2025, and the Appointment of Travis Crow as the Committee Chair for a term of one (1) year.**

**Agenda Item Requestor:** Gouri Johannsen, Farmers Market Committee Chair

**Summary/Background:** **Member Responsibilities**

**Section 2.04.157 (a):** The committee is responsible for organizing an inclusive process for assessing community needs and priorities in an orderly fashion and providing the council with guidance via a proposed transportation master plan that reflects the skills, creativity, vision, and cooperation of the committee, its members, and any advisors.

**Member Selection**

**Section 2.04.155 (c):** Every two years on even years starting in June 2014, city staff will prepare a slate of nominees for city council consideration. The slate will include nominees including but not limited to those with a background and experience in civil engineering, land/transportation planning, real estate/development, business ownership, and alternative mobility. The slate will only include individuals that city staff has contacted and who have expressed an interest and availability to serve. Potential nominees may express interest in the committee by contacting the city secretary in writing.

**Membership Requirements**

Resident of City or ETJ, at least one public member must be a city resident.

**Officer Appointments**

**Section 2.04.155 (a):** The committee will have eight voting members, one of whom will be the committee chair appointed by the city council. A vice-chair will be selected by the chair and approved by a majority of the transportation committee members. The vice-chair will serve as the chair in the absence of the chair.

**Membership**

The Commission shall consist of eight voting members, four of which are municipal members (MM), and four public members (PM).

**Municipal Members**

- 1 – City Council Member
- 1 – Planning & Zoning Commission member
- 1 – Public Works Coordinator / Director
- 1 – City Engineer

**Public Members**

- 1 – At-large city resident
- 3 – At-large city or ETJ resident

**Current Committee**

<i>Member</i>	<i>Term</i>	<i>City/ETJ</i>	<i>Seat</i>
Travis Crow, Chair	06/30/24	City	City Council Member
Sharon Hamilton	06/30/24	ETJ	At-Large ETJ Resident
Roman Grijalva	06/30/24	ETJ	At-Large ETJ Resident
<b>John Pettit</b>	<b>06/30/23</b>	<b>City</b>	<b>At-Large City Resident</b>
<b>Doug Crosson</b>	<b>06/30/23</b>	<b>ETJ</b>	<b>P&amp;Z Representative</b>
Jimmy Brown	06/30/24	City	City Engineer
Chad Gilpin	NA		City Engineer
Aaron Reed	NA		Public Works Director

**Vacancies and Applicants**

There are two (2) expiring seats with one (1) seat being recommended by the Planning & Zoning Commission and confirmed by the City Council. Both members have requested reappointment.

Current members with seat expirations were notified April 4, 2023, with a response deadline of May 1, 2023. Public notice of application submission deadline was posted in the Century News April 14, 2023, with a submission deadline of May 12, 2023.



**Committee  
Recommendation:**

Chair Travis Crow and Public Works Director Aaron Reed recommend the reappointment of John Pettit.

**Recommended  
Council Actions:**

Staff recommends the reappointment of John Pettit for a term ending June 30, 2025, and the appointment of Travis Crow as Committee Chair for a term of one (1) year.

**Attachments:**

1. Request for Reappointment
2. Recommendation

**Next Steps/Schedule:**

1. Notify members of Council decision
2. Update website and master roster



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

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**Submitted By:** Shane Pevehouse, Building Official

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**Council Meeting Date:** 5 July, 2023

**Agenda Item Wording:** **Approval of Professional Services Agreement between the City of Dripping Springs and Environmental Concepts for Environmental Health/ OSSF Inspection & City Inspection Services.**

**Agenda Item Sponsor:** Mayor Foulds

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**Summary/Background:** Requesting approval to finalize the Professional Services Agreement with Environmental Concepts.

**Commission  
Recommendations:**

**Recommended  
Council Actions:** Recommend Approval

**Attachments:** Finalized Contract

**Next Steps/Schedule:** Send to City Secretary for execution



**To: Mayor Bill Foulds Jr. & City Council**  
**From: Tory Carpenter, AICP – Planning Director**  
**Date: June 30, 2023**  
**RE: Madelynn Estates PDD**

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## **I. Overview**

Staff received an application for the Madelynn Estates Planned Development District. This item is on the agenda for a project introduction from the applicant. We are asking the City Council to appoint one or two Council members to the Development Agreement Working Group.

## **II. Project Summary**

- 51.8 Acres
- 113 Single Family Lots
- 2.18 units/acre
- All lots are minimum 75' width x 120' depth.

## **III. Utilities**

This development would be served by Dripping Springs Water Supply Corporation. Wastewater would be provided by the City of Dripping Springs once capacity has been expanded.

## **IV. Transportation**

There are no thoroughfare roads through this project and all streets are internal to the development.



## City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

### ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

#### CONTACT INFORMATION

PROPERTY OWNER NAME Reed C Burns

STREET ADDRESS 3716 Meredith

CITY Austin STATE TX ZIP CODE 78703

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

APPLICANT NAME John McKenzie / Caylea Pogue

COMPANY Allied Development / Manhard Consulting

STREET ADDRESS 5005 LBJ Freeway, Suite 323 / 1120 S Capital of Texas HWY Building 1 Suite 210

CITY Dallas / Austin STATE TX ZIP CODE 75244 / 78746

PHONE 214-326-3562 / 737-377-1001 EMAIL john@allieddev.com / cpogue@manhard.com

#### REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION  
OR MAP

☐ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE  
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR  
CIRCUMSTANCES IN A PARTICULAR LOCALITY

☒ TO MAKE CHANGES IN ORDER TO IMPLEMENT  
POLICIES REFLECTED WITHIN THE COMPREHENSIVE  
PLAN

PROPERTY & ZONING INFORMATION															
PROPERTY OWNER NAME	Reed C Burns														
PROPERTY ADDRESS	3716 Meredith Austin, Texas 78703														
CURRENT LEGAL DESCRIPTION	A0009 THOMAS R JACKSON SURVEY, AKA TRACT 6, ACRES 24.00; ABS 9 THOMAS R JACKSON SURVEY 15.00 AC GEO#80400119; A0009 THOMAS R JACKSON SURVEY, TRACT PT 2, ACRES 12.5, (AKA PT OF TR 6														
TAX ID#	R124483; R106012; R11136														
LOCATED IN	<input type="checkbox"/> CITY LIMITS <input checked="" type="checkbox"/> EXTRATERRITORIAL JURISDICTION														
CURRENT ZONING	Unzoned														
REQUESTED ZONING/AMENDMENT TO PDD	PDD														
REASON FOR REQUEST (Attach extra sheet if necessary)	<p>The development is being annexed into City of Dripping Springs as a PUD development. The proposed lot product will not meet the existing SF-2 or SF-3 product mix. The proposed PDD will propose lot products with the following development mix.</p> <table border="1"> <thead> <tr> <th>Zoning</th> <th>Minimum Lot Area (SF)</th> <th>Front Building Setback (Ft)</th> <th>Side Building Setback (Ft)</th> <th>Corner Side Building Setbacks (Ft)</th> <th>Rear Building Setback (Ft)</th> <th>Impervious cover allowance (%)</th> </tr> </thead> <tbody> <tr> <td>PDD</td> <td>9,000</td> <td>20</td> <td>15</td> <td>20</td> <td>20</td> <td>40%</td> </tr> </tbody> </table>	Zoning	Minimum Lot Area (SF)	Front Building Setback (Ft)	Side Building Setback (Ft)	Corner Side Building Setbacks (Ft)	Rear Building Setback (Ft)	Impervious cover allowance (%)	PDD	9,000	20	15	20	20	40%
Zoning	Minimum Lot Area (SF)	Front Building Setback (Ft)	Side Building Setback (Ft)	Corner Side Building Setbacks (Ft)	Rear Building Setback (Ft)	Impervious cover allowance (%)									
PDD	9,000	20	15	20	20	40%									
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	<p>The development proposes single-family residential development. The proposed public roadways will be 65' roadways connecting to FM 150. The development will provide a minimum parkland dedication in the amount of 1 acre of parkland per 23 single family residential units including 50% of the existing creek area on-site. The proposed site will comply with the Outdoor Lighting Ordinance.</p>														

## 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).

## ZONING AMENDMENT 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:*

Applicant Signature

Date

4/13/2023

### CHECKLIST

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

**APPLICANT'S SIGNATURE**

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that John McKenzie (Allied Development) 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. 1895, Pg. 764.) Doc No. 20000375  
Doc No. 20000378

Dan Druck

Name

by Power of Attorney

Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 17 day of February

2023 by Angela Marie Hampton

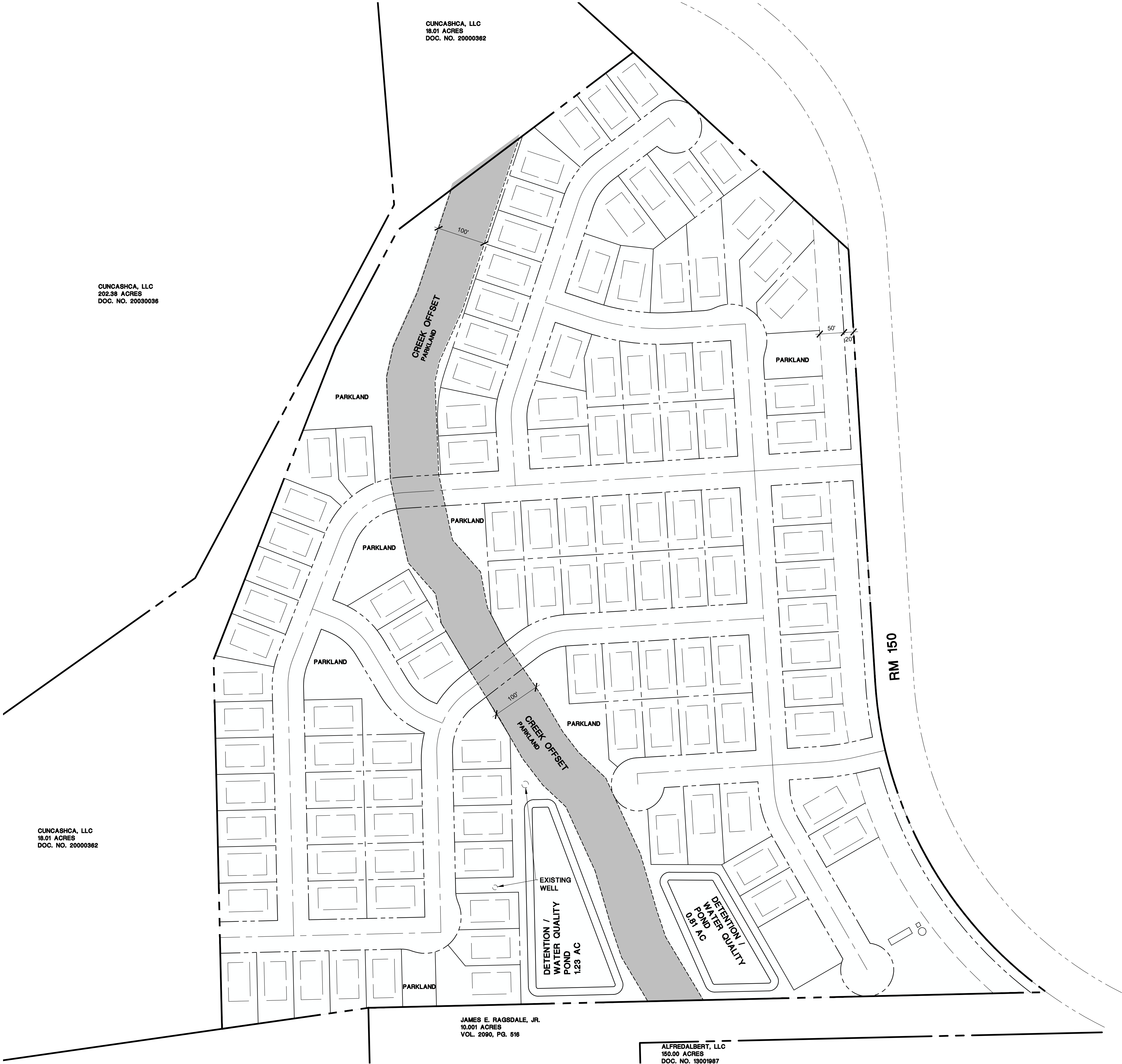
Angela Marie Hampton  
Notary Public, State of Texas

My Commission Expires: 11-1-23



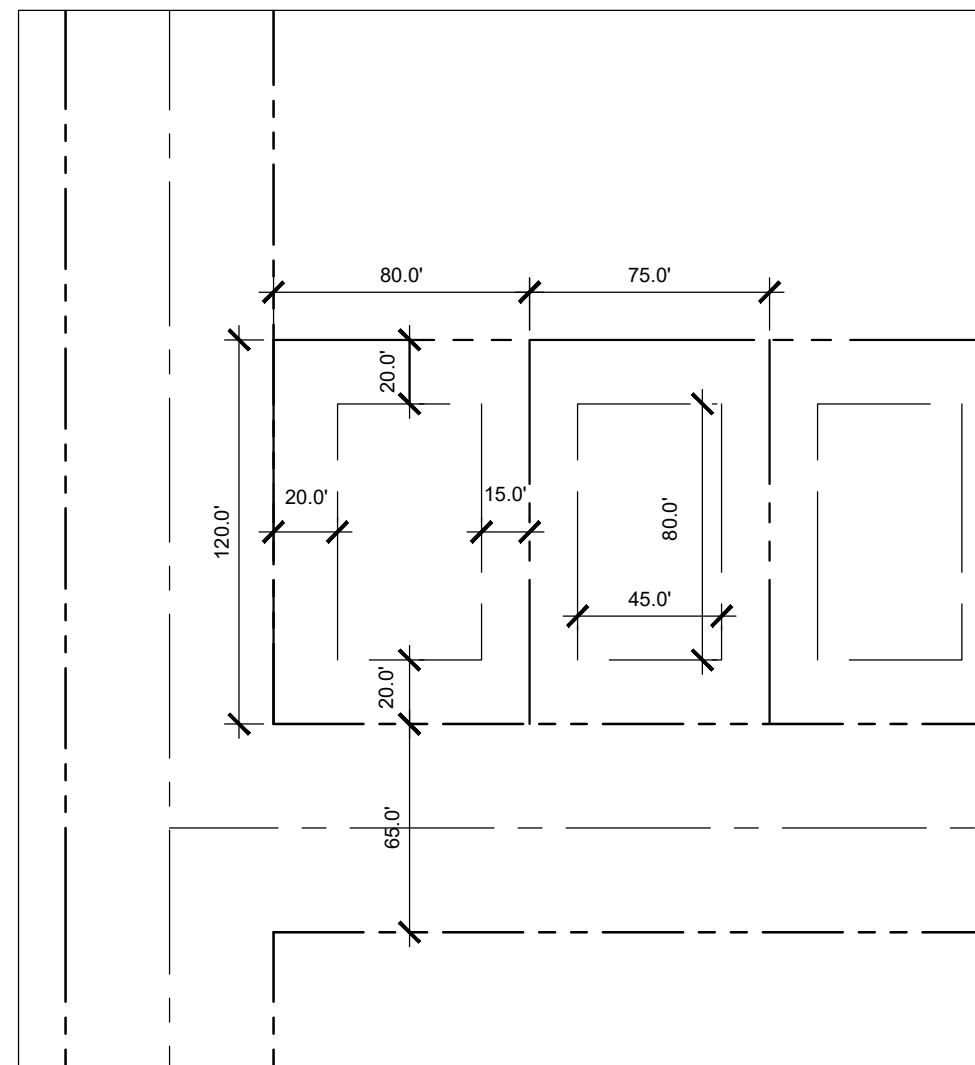
John McKenzie (Allied Development)  
Name of Applicant



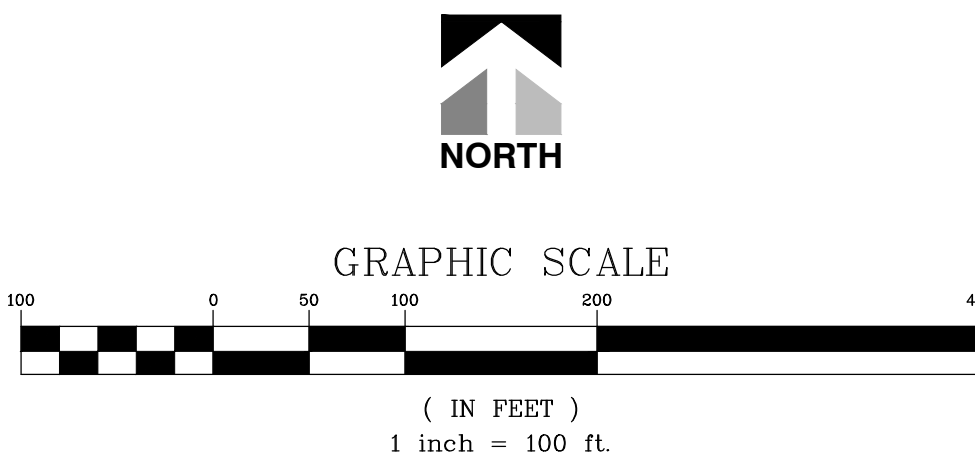


SITE DATA	
TOTAL PROJECT SITE	51.8 AC
ROW DEDICATION	2.69 AC
PARKLAND	3.50 AC
CREEK OFFSET	4.06 AC
75' x 120' LOTS	113
DENSITY	2.18 DU/AC
GROSS MODIFIED DENSITY	2.30 DU/AC
LINEAR FT OF ROADWAY	7,213

ZONING SUMMARY	
ZONING	PROPOSED PDD
<u>SETBACKS</u>	
FRONT	20'
REAR	20'
SIDE	15'
CORNER SIDE	20'
MINIMUM LOT AREA	9,000 SF
MINIMUM LOT WIDTH	75'
ROW WIDTH	65'
CUL-DE-SAC BULB RADIUS	55'



TYPICAL LOTTING PLAN 1"=60'



Manhard CONSULTING

12225 Greenville Avenue, Suite 1000, Dallas, TX 75243 ph-972.972.4250 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-217132

MADELYNN ESTATES

DRIPPING SPRINGS, TEXAS

CONCEPTUAL SITE PLAN

PROJ. MGR.: CP

PROJ. ASSOC.: ERI

DRAWN BY: DC

DATE: 1/13/23

SHEET

1.1

615.034002

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Item # 7.



## Location Map

*Madelynn Estates*

— Roads



0 155 310 620 Feet





**To: Mayor Bill Foulds Jr. & City Council**  
**From: Tory Carpenter, AICP – Planning Director**  
**Date: June 30, 2023**  
**RE: Penn Tract PDD**

---

## **I. Overview**

Staff received an application for the Penn Tract Development District. This item is on the agenda for a project introduction from the applicant. We are asking the City Council to appoint one or two Council members to the Development Agreement Working Group.

## **II. Project Summary**

The proposed is 529.87 acres and consists of a wide range of single family and multifamily residential housing types. There are proposed commercial uses along Ranch Road 12. The applicant has not provided overall density or number of residential units.

## **III. Utilities**

Water and wastewater utilities will be negotiated during the PDD process.

## **IV. Transportation**

The proposed FM150 extension runs along the north portion of the property. Other required transportation improvements will be determined through a Traffic Impact Analysis.



**DRIPPING SPRINGS**  
Texas

Item # 8.

**City of Dripping Springs**

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

## ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): \_\_\_\_\_

### CONTACT INFORMATION

PROPERTY OWNER NAME Anchor Fast, LLC  
STREET ADDRESS 1420 W 51<sup>st</sup> Street  
CITY Austin STATE TX ZIP CODE 78756-2608  
PHONE 512 477-6566 EMAIL jgray@gigared.net

APPLICANT NAME JACK S. Gray, Jr.  
COMPANY \_\_\_\_\_  
STREET ADDRESS 1420 W. 51<sup>st</sup> Street  
CITY Austin STATE TX ZIP CODE 78756-2608  
PHONE 512 477-6566 EMAIL jgray@gigared.net

### REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION  
OR MAP

☐ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE  
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☒ TO RECOGNIZE CHANGED CONDITIONS OR  
CIRCUMSTANCES IN A PARTICULAR LOCALITY

☐ TO MAKE CHANGES IN ORDER TO IMPLEMENT  
POLICIES REFLECTED WITHIN THE COMPREHENSIVE  
PLAN

## PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	Anchor Fast, LLC
PROPERTY ADDRESS	25501 Ranch Road 12, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	See Attached
TAX ID#	R14259
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	Ag
REQUESTED ZONING/AMENDMENT TO PDD	SF-3, SF-5, MF, G.U.I., CS
REASON FOR REQUEST (Attach extra sheet if necessary)	The property has recently been Annexed into the City. The new zoning classifications are being requested so that the property can be developed with single family residence, multi-family, commercial services and government, utility and institutional uses.
INFORMATION ABOUT PROPOSED USES (Attach extra sheet if necessary)	See above

### 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 N/A 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. \_\_\_\_\_, Pg. \_\_\_\_\_.)

ANCHOR FAST, LLC  
Jack S. Gray, Jr.  
 Name  
MANAGER  
 Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 9<sup>th</sup> day of JUNE,

2023 by JACK S. GRAY, JR.

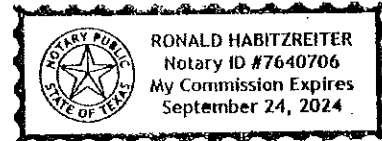
Ronald Habitzreiter  
 Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

ANCHOR FAST, LLC

BY JACK S. GRAY, JR.

Name of Applicant



**ZONING AMENDMENT SUBMITTAL**

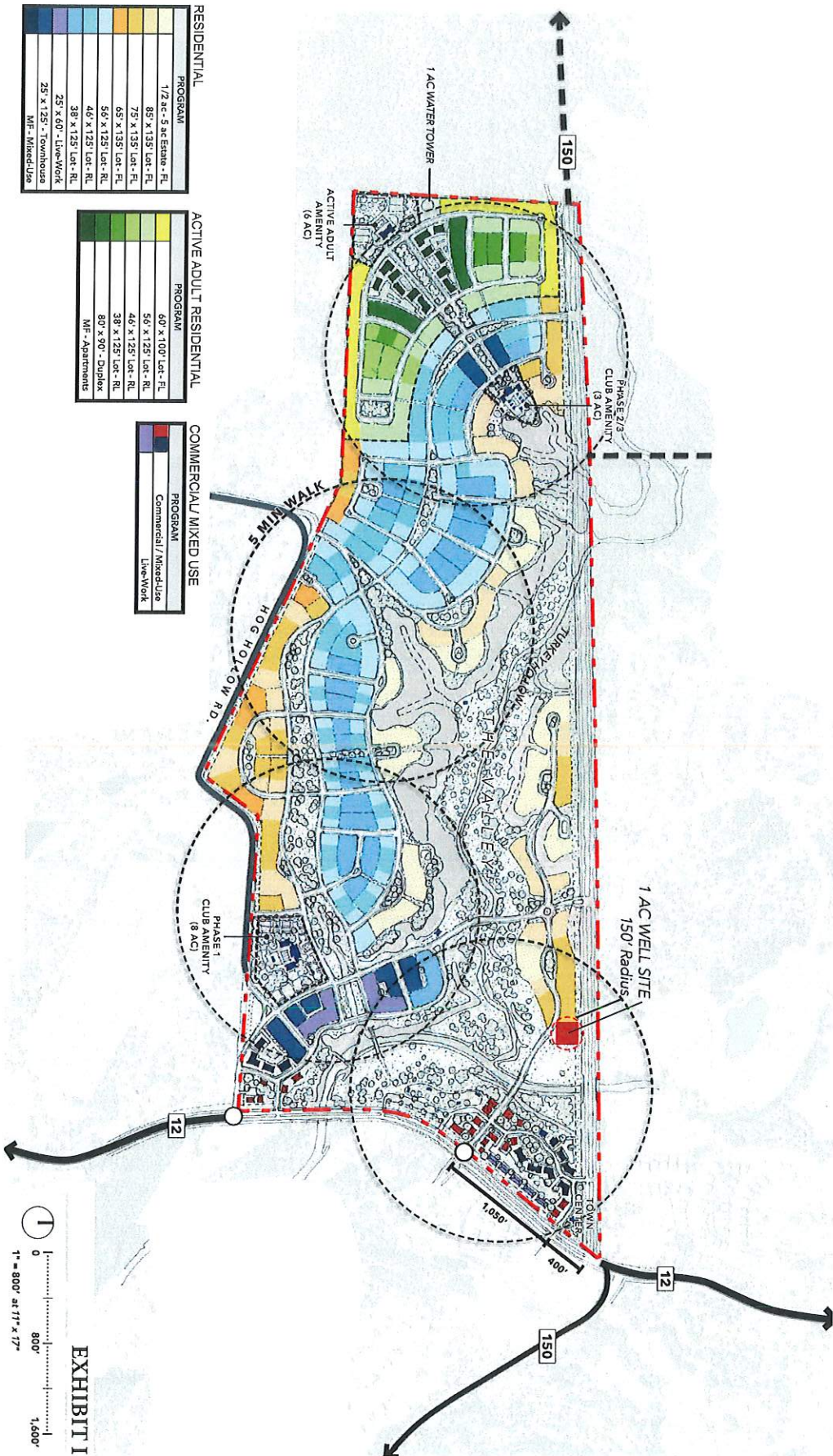
All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above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

Jack S. Gray Jr.  
Applicant Signature

6/9/23  
Date

**CHECKLIST**

STAFF	APPLICANT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Application Fee-Zoning Amendment or PDD Amendment (refer to Fee Schedule) \$560.00
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted Documents
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Notice Sign (refer to Fee Schedule) \$25.00
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Copy of Planned Development District (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Digital Copy of the Proposed Zoning or Planned Development District Amendment



PENN TRACT PLANNED DEVELOPMENT DISTRICT ORDINANCE  
DRIPPING SPRINGS, TEXAS

HART HOWERTON

SOUTHERN LAND  
COMPANY





**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Andrea Cunningham, City Secretary

**Council Meeting Date:** July 5, 2023

**Agenda Item Wording:** **Discuss and consider the Reappointment of Paul Fushille, Kristy Caldwell and Dustin Cloutier, and the Appointment of Christian Krueger to the Parks & Recreation Commission for terms ending June 30, 2025.**

**Agenda Item Requestor:** Andrea Cunningham, City Secretary

**Summary/Background:** **Member Responsibilities**

**Section 2.04.066 (a):** The commission shall act generally in an advisory capacity to the city council in the acquisition, development, utilization, operation, improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city.

**Member Selection**

**Section 2.04.064**

- (a) Composition. The commission shall be composed of eight members who are known to be interested in parks and public recreation and the proper use of leisure time of the people of the city. The members shall serve without pay.
- (b) DSISD. Two members of the commission shall be nominated by the DSISD, and each such nominee shall be appointed by the council to a two-year term of office. Each such member must reside within the boundaries of the DSISD.
- (c) City. Four members of the commission shall be appointed to a two-year term of office by the council. One of the three members may be a city councilmember. Each such member must reside within the city limits, the ETJ, or the boundaries of the DSISD.
- (d) DSYSA. Two members of the commission shall be nominated by the Dripping Springs Youth Sports Association (DSYSA), and each such nominee shall be appointed by the council to a two-year term of office. Each such member must reside within the city limits, the ETJ, or the boundaries of the DSISD.

**Membership Requirements**

- DSISD Representatives are recommended by vote of the DSISD Board.
- City Representations must reside in the city limits, ETJ, or DSISD boundaries
- DSYSA Representatives are recommended by the DSYSA Board



**Officer Appointments**

The members of the commission shall nominate a person to serve annually as chairperson of the commission. The chairperson shall appoint a vice-chairperson.

**Membership**

The commission shall be composed of eight members who are known to be interested in parks and public recreation and the proper use of leisure time of the people of the city. The members shall serve without pay.

**Current Membership**

<b>Member</b>	<b>Term</b>	<b>Seat Description</b>
<b>Paul Fushille, Chair</b>	<b>06/30/23</b>	<b>City, At-Large</b>
Matthew Fougerat, Vice Chair	06/30/24	DSISD Representative
Olivia Barnard	06/30/24	DSISD Representative
Hope Boatright	06/30/24	City, At-Large
<b>Kristy Caldwell</b>	<b>06/30/23</b>	<b>City, At-Large</b>
<b>Dustin Cloutier</b>	<b>06/30/23</b>	<b>DSYSA Representative</b>
<b>Tara Satine</b>	<b>06/30/23</b>	<b>City, At-Large</b>
Joe Wright	06/30/24	DSYSA Representative

**Vacancies and Applicants**

There four (4) members with seats expired June 30, 2023. Three (3) members have requested reappointment and member Tara Satine has submitted her resignation.

Current members with seat expirations were notified April 4, 2023, with a response deadline of May 1, 2023. Public notice of application submission deadline was posted in the Century News April 14, 2023, with a submission deadline of May 12, 2023. Four (4) applications were received with two (2) applicants being referred to other boards, commissions and/or committees for consideration as indicated on their submitted application.

Applicants for consideration by the City Council have been notified.

**Commission Chair  
Recommendation:**

Chair Paul Fushille recommends the reappointment of Krisy Caldwell and Dustin Cloutier, and the appointment of Christian Krueger for terms ending June 30, 2025.

**Recommended  
Council Actions:**

Staff recommends the Paul Fushille, Kristy Caldwell, Dustin Cloutier and Christian Krueger for terms ending June 30, 2025.

**Attachments:**

1. Recommendation
2. Resignation
3. Reappointment requests
4. Applications

**Next Steps/Schedule:**

1. Inform applicants of Council decision
2. Update roster and website
3. Send welcome letter and calendar invites
4. Introduction email to Commission

**From:** [Paul Fushille](#)  
**To:** [Andrea Cunningham](#); [Andrew Binz](#); [Matthew Fougerat \(mfougerat@utexas.edu\)](mailto:mfougerat@utexas.edu)  
**Subject:** Recommendation  
**Date:** Wednesday, June 28, 2023 4:15:40 PM

---

Good afternoon,

I would like to formally recommend **Mr. Christian Krueger** to fill the "At Large" position on the Parks and Recreation Commission vacated by Tara Satine. Cristian's impressive education, background, professional experience and community involvement would be a huge asset and enhance the Commission tremendously.

Sincerely, Paul Fushille

--

Paul Fushille  
Dripping Springs Parks & Rec Commissioner  
512/740-0492

In Administrative Completeness		Column1	Column2
Project Name		Type of Application	Filing Date
SUB2023-0003 The Ranch at Caliterra CP		Resubmittal	3-Jul
ADMIN2023-40 Silver Creek Hotel		Site Development	3-Jul
ADMIN2023-42 Ladera, Lot 2B Site Plan		Site Development	3-Jul
SUB2023-0024 Caliterra Phase 5 Section 13 Construction Plans		Resubmittal	3-Jul
SUB2022-0040 102 Bluff St CP		Resubmittal	3-Jul
SD2022-0023 Christian Automotive		Resubmittal	3-Jul
SD2022-0042 Suds Brothers		Resubmittal	3-Jul
SUB2023-0016520 Matzig Cove		Resubmittal	10-Jul
SUB2023-0018 Cannon Ranch Phase 2 Final Plat		Resubmittal	10-Jul
SUB2022-0041 Hays Street Preliminary Plat		Resubmittal	10-Jul
SUB2022-0002 Hays Street Final Plat		Resubmittal	10-Jul
SD2023-0002 Fitzhugh Corners		Resubmittal	10-Jul
SUB2023-0014 Parten Ranch Phase 8 CP		Resubmittal	10-Jul
ADMIN2023-44 Heritage Phase 2 Construction Plans		Subdivision	10-Jul
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision Construction Plans		Resubmittal	17-Jul
ADMIN2023-41 Gateway Village Preliminary Plat		Subdivision	24-Jul
ADMIN2023-43 Lunaroya Subdivision Final Plat		Subdivision	24-Jul
ADMIN2023-45 Parten Ranch Phase 6 & 7 FP		Subdivision	24-Jul

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting on resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting on resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting on resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting on resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting on resubmittal
SD2022-0007 Heritage Effluent Line Stage II Extension	CL	511 Mercer Street	Extension of the existing 12" effluent line north along RR12, along with an 8" effluent line that spans from Rob Shelton, across Hwy 290, and north to Heritage Stage 2	Waiting on resubmittal
SD2022-0008 Patriot's Hall Phase 1B	ETJ	231 Patriots Hall Blvd	New Patriot's Hall event building with parking, infrastructure and water quality	Waiting on resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting on resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0016 JWLP Lot 6 Revision 1	CL	249 Sportsplex Drive	Revision to the original site plan	Waiting for resubmittal
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting on resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0023 Christian Automotive	ETJ	100 N. Canyonwood Drive	Construction of an approximately 6,000 square feet of light automotive facility	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting on resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Waiting on resubmittal
SD2022-0027 Sawyer Ranch Lot 3A	CL	13341 W US 290	Lot 3A of the Sawyer Ranch at US 290 development. This consists of commercial buildings with parking, sidewalks, and utilities.	Approved w/ Conditions
SD2022-0029 Headwaters Commercial East Phase 1 SP	CL	Headwaters Blvd.	Development of a preschool with associated utility infrastructure, storm infrastructure, parking lot improvements, and a water quality/detention pond that accounts for future developments	Waiting on resubmittal
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Waiting on resubmittal
SD2022-0039 Big Sky Ranch WWTP	CL	Sue Peaks Loop	Temporary Wastewater Treatment Plan and subsurface area drip disposal system to serve Big Sky Development	Waiting on resubmittal
SD2022-0041 Dripping Springs Urgent Care	CL	164 Belterra Village Way	Ground up development of an urgent care facility within the Belterra Commercial District	Approved w/ Conditions
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Waiting on resubmittal
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Waiting on resubmittal
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on resubmittal
SD2023-0006 DS Vet Clinic	CL	Cortaro Dr & RR 12	2 Phase Site Development Plan with 3,957sf veterinarian clinic with paving, drainage and utility infrastructure	Waiting for resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of two additional duplexes w/ accompanying site improvements	Waiting on resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting on resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting on resubmittal

<i>Ongoing Projects</i>	
Comprehensive Plan	Meetings with DTJ
Cannon Mixed-Use	Pending resubmittal
PDD2023-0001 Madelynn Estates	New PDD
PDD2023-0002 Southern Land	New PDD

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Waiting on Resubmittal
SUB2021-0069 Cannon Ranch Ph 1 Construction Plans	CL	Cannon Ranch Road	Development of 122 residential lots with public roadways, utilities, and drainage features.	Approved with conditions
SUB2022-0002 Hays Street Subdivision	CL	102 Bluff Street	Subdivision of 6 residential lots in the Historic District	Approved with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0021 Headwaters at BC Phase 3 CP	ETJ	Intersection of Hazy Hills Loop and Roy Branch Road	Construction Plans	Approved with conditions
SUB2022-0023 Overlook at Bunker Ranch CP	CL	2004 Creek Road	Construction Plans for 12 single family lots with 1 drainage lot	Approved with conditions
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Trickling Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of wick are residential and 1 will be landscaping	Waiting for Resubmittal
SUB2022-0041 Hays St Preliminary Plat	CL	Hays st	Preliminary Plat for 7 lots. Six of wick are residential and 1 will be landscaping	Approved with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0046 Kali Kate	ETJ	4550 FM 967	City of Dripping Springs and City of Buda Interlocal Agreement	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Approval with Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting for Resubmittal
SUB2022-0049 Serenity Hills	ETJ	1111 HAYS COUNTRY ACRES ROAD	50 Lot subdivision in Dripping Springs ETJ	Approval with conditions
SUB2022-0050 North 40, Section 2, Block B, Lots 1, 2, 29, and 30	CL	28501 RR 12	Amending Plat to combine 4 lots into 1	Waiting for Resubmittal
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Under Review
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Waiting for Resubmittal
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0005 Skylight Hills Prelim	ETJ	13001 & 13111 High Sierra	Creating 11 residential lots in the ETJ	Waiting for Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting for Resubmittal
SUB2023-0007 Skylight Hills Construction Plans	ETJ	13001 & 13111 High Sierra	Creating the infrastructure of 11 residential lots	Under Review
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Under Review
SUB2023-0012 Springlake Lot 57 Replat	ETJ	100 Oakview Dr	Subdivide the existing tract of land into two newly platted tracts of land.	Waiting for Resubmittal
SUB2023-0011 Big Sky Ranch Phase 3 AP	CL	171 Sue Peak Loop	Amending plat to accommodate builders larger home designs.	Approval with Conditions
SUB2023-0013 WT Chapman, 5th Addition, Lots 1-4 Amending Plat	CL	216 South Bluff St	Dividing 1 lot into 4.	Waiting for Resubmittal
SUB2023-0014 Parten Ranch Phase 8 CP	ETJ	End of Bird Hollow near Trickling Brook Road Intersection	81.03 acres with 87 single family lots and 3 drainage / open space lotss and right of way.	Approval with Conditions
SUB2023-0016 520 Matzig Replat	ETJ	520 Matzig Cove	Modify drainage easement.	Waiting for Resubmittal
SUB2023-0017 Caliterra Phase Two Lot 9 Block F Section Seven Replat	ETJ	Peakside Circle	Subdivide single lot into 4 lots.	Waiting for Resubmittal
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Waiting for Resubmittal
SUB2023-0020 Driftwood Golf and Ranch Club, Phase 4 Final Plat	ETJ	Driftwood Ranch Drive	Subdivide into 20 lots.	Waiting for Resubmittal
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approval with Conditions
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Drive at Lone Peak Way	97 single family residential lots and 3 open space lots including construction of public roadways, utilities and storm drain infrastructure.	Waiting for Resubmittal
SUB2023-0023 Re-Subdivision Lot 2, Driftwood 967 Phase One CP	ETJ	FM 967 at FM 1826	Subdivide one large lot into 5 residential lots, 2 commercial lots, 2 open space lots and 2 private streets.	Waiting for Resubmittal
SUB2023-0024 Caliterra Phase 5 Section 13 Construction Plans	ETJ	Kelsey Lane	11 single family lots.	Waiting for Resubmittal
SUB2023-0025 Caliterra Phase 3 Section 10 Preliminary Plat	ETJ	Pointe Du Hoc Loop	22 single family lots and 2 open space lots.	Waiting for Resubmittal
SUB2023-0026 Driftwood Golf and Ranch Club, Phase Two, Block H, Lots 11 and 12 Amending Plat	ETJ	204 Sutton Court	Combining lots 11 and 12 into a single family lot.	Waiting for Resubmittal
SUB2023-0027 Bush Ranch, Phase 1, Lots 1 & 2 Amending Plat	ETJ	235 & 295 LedgeStone Drive	Adjust a common property line.	Under Review
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Under Review
SUB2023-0029 Cortaro Replat with Vacation	CL	548, 524, 498 Cortaro Drive	Remove existing public trail easement.	Under Review
SUB2023-0030 Trailhead Market Parking, Fire Lane & Water Improvements	CL	249 Sportsplex Drive	Construct 16,250 sq. ft. pervious concrete parking lot, two fire hydrants, grading and fire lane striping.	Under Review