

Minutes of Special Meeting

City Council City of Dripping Springs

A Special Meeting of the City Council of the City of Dripping Springs was held Tuesday, April 15, 2014, beginning at 5:00 PM in the 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Mayor & City Council Members/Board of Adjustment

Mayor Todd Purcell

Mayor Pro Tem Bill Foulds

Council Member Santos Alba

Council Member Charles Busbey

Council Member Wade King

Council Member John Kroll

Planning & Zoning Commission

Larry McClung, Chair

Erik Burgeson

Kim Hubbard

Mim James

James Martin

Josef Martin

Whit Smith

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Planning Director Jon Thompson

City Secretary Jo Ann Touchstone

City Attorney Alan Bojorquez

City Treasurer Gina Gillis

Mayor Purcell calls the meeting to order at 5:16 p.m. All present except Councilman Kroll. City Engineer Rick Coneway also present. City Attorney Sallie Burchette also present.

Councilman Kroll enters meeting at 5:18 p.m.

PRESENTATION OF CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens

wishing to speak shall do so after being recognized by the Mayor. The Mayor and City Council may establish a time limit as necessary.

- A. Emily Pataki, Candidate for District 2 on Pedernales Electric Cooperative Board of Directors – Ms. Pataki states reason for her candidacy.

III. 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).

No Executive Session held.

- A. Consultation with City Attorney Regarding alternatives and options for obtaining and permitting subsurface wastewater drip irrigation lands for the disposal of wastewater treated under the authorization of Texas Pollutant Discharge Elimination System Permit No. WQ0014488001 at the City's South Regional Wastewater Treatment Facilities Collection System, including additional area needed to meet wastewater service needs of the future development adjacent to the City's collection lines, (551.071: Consultation with Attorney and 551.072; Purchase, Exchange, Lease or Value of Real Property)

IV. SITE DEVELOPMENTS/SUBDIVISIONS/ZONING/ON SITE SEWAGE FACILITIES/SIGNS/VARIANCES/WAIVERS/ALTERNATE STANDARDS/ANNEXATIONS

Possible Action and Consideration On:

- A. Petition Requesting Annexation for inclusion of the following property into the City of Dripping Springs Corporate City Limits: Sawyer Ranch 33, Tract 2, a 12.1885 acre tract out of the E.B. Hargraves Survey No. 240, and being a portion of the remained of a 2055.90 acre tract of land conveyed to the Sawyer-Cleveland Partnership, of record in the Official Public Records of Hays County, Texas
 - 1. Public Hearing – No one speaks.
 - 2. Acceptance of Petition – Councilman Kroll motions to accept the petition. Councilman Alba seconds. Motion passes, 5-0.

V. BUSINESS

Considerations and Possible Action On:

- A. Request from the Dripping Springs Cook Off Club for Partial Reimbursement of Liability Insurance Premium for Founders Day Festival Insurance Policy – Mayor Pro Tem Foulds motions to approve a rebate for item A and B not to exceed \$250.00. Councilman King seconds. Motion passes 5-0. Mayor Purcell

instructs staff to let groups know this will be the last year of rebates.

- B. Request from St. Martin de Porres Catholic Church's Knights of Columbus Council 11695 for Partial Reimbursement of Liquor Liability Insurance Premium for Founders Day Festival Insurance Policy – See line item A.
- C. Fiscal Year 2014 Founders Day Festival Budget Amendment – Councilman Busbey motions to approve. Councilman Alba seconds. Motion passes, 5-0.
- D. Purchase of Tractor for Dripping Springs Ranch Park and Amendment to Fiscal Year 2014 Dripping Springs Ranch Park Operating Budget and Building Fund – Councilman Kroll motions to approve purchase not to exceed \$40,000.00 with \$25,000.00 coming out of the DSRP Operating Budget “Transfer to General Fund Line Item” with the understanding that the “\$25,000 transfer to General Fund Line Item” will be placed in the DSRP 2015 Operating Budget the balance coming out of the DSRP Building Fund. Mayor Pro Tem Foulds seconds. Deputy City Administrator Faught states that there are still some unknowns in the DSRP Building Budget including final paving numbers, rainwater collection and irrigation system and permanent stabilization of the large hill. Motion passes, 5-0.

VI. WORKSHOP

No action to be taken. Staff Reports regarding Consent, Site Developments, Subdivisions, Zoning, On Site Sewage Facilities, Signs, Variances, Waivers, Special Exceptions, Annexations, Alternate Standards, Business, and Other Agenda Items listed below.

Planning & Zoning members present: Commissioner McClung, Commissioner Hubbard, Commissioner James and Commissioner Josef Martin.

- A. Presentation on Proposed First Amendment to the Development Agreement for Anarene Investments Tract between the City of Dripping Springs and Anarene Investments, Ltd., originally entered into and effective on October 17, 2012, and recorded in Volume 4467, Page 478 through 503 of the Official Public Records of Hays County, Texas (also known as Double L Ranch), *Applicant: Graham Hill, Anarene Investments, Ltd. – Graham Hill, owner, states history of land and introduces Paul Lohand, Land Planner. Mr. Lohand reviews presentation boards of concept plans. Ed McCarthy, Attorney, speaks to water supply options.*

Councilman Kroll inquires whether or not a CCN is issued. Mr. Hill shows the portion that is included. Mayor Purcell states he would like to see trails included in the plan for the community to be able to move about without vehicles. Commissioner McClung inquires whether or not the property will annex into the city limits. Mr. Lohand states that is part of the plan, which would include

utilities.

- B. Presentation on Proposed Second Amendment to the Headwaters at Barton Creek Development Agreement originally entered into between the City of Dripping Springs, Texas, the Townes Family Trust, and Headwaters Development Co. dated January 11, 2005, effective April 14, 2005, and recorded in Volume 2675, Page 649 of the Official Public Records of Hays County, Texas, *Applicant: WFC Headwaters Owner VII, L.P.*

Matt Matthews, Freehold Development. Casey Tisher also present. Mr. Matthews reviews presentation boards and concept plan, water, wastewater and intent to adhere to original development agreement.

Commissioner Whit Smith enters meeting at 6:36 p.m.

Bob Richardson, Land Planner, reviews the presentation boards and discusses topography.

Commissioner McClung inquires if there are any substantial changes proposed to the Development Agreement. Mr. Matthews states possibly to add flag lots.

Councilman Kroll inquires about connectivity to the Hill tract. Mr. Matthews states it has not been considered. Discussion regarding possibility of an elementary school within the development and connectivity to other roads/neighborhoods.

- C. Presentation on Proposed Residential Development of a Portion of Tract Two, 42.06 acres of land, more or less, out of the P.A. Smith Survey, Abstract 415, Hays County, Texas, and more being particularly described at Volume 2499, Page 632 of the Deed Records of Hays County, Texas by *Applicant: Meritage Homes Corporation*

James McCann, P.E., Pape Dawson Engineers, representing Meritage Homes for proposed 35 acre development on the McAllister Tract. Mr. McCann states intent for a Planned Development District in keeping with the City's Comprehensive Plan and Sustainable Places Project. Mr. McCann reviews concept plan.

Discussion regarding connectivity to Founders Memorial Park, Rob Shelton. Councilman Alba inquires how much of the land is in the flood plain. Mayor Purcell inquires of price point of homes. John with Meritage Homes states the price point will be high 200s to mid 300s.

- VII. **ADJOURN** – Councilman Busbey motions to adjourn. Councilman King motions to approve. Meeting adjourned at 7:03 p.m.

Commissioner McClung motions to adjourn. Commissioner Smith motions to

adjourn. Meeting adjourned at 7:03 p.m.