



## City Council & Board of Adjustment Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Tuesday, June 03, 2025, at 6:00 PM*

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### **DRAFT MINUTES**

#### **CALL TO ORDER & ROLL CALL**

With a quorum of Council Members present, Mayor Foulds called the meeting to order at 6:03 p.m.

##### **City Council Members**

Mayor 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

Deputy City Administrator Shawn Cox

Building Official Shane Pevehouse

Deputy City Attorney Aniz Alani

Planning Director Tory Carpenter

City Secretary Diana Boone

Utilities Director Dane Sorensen

Visitors Bureau Manager Pam King

DSRP Manager Lily Sellers

IT Director Jason Weinstock

Parks & Community Services Assistant Director Emily Nelson

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

TIRZ Project Manager Keenan Smith

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member King.

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#### **BOARD OF ADJUSTMENT**

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- 1. Public hearing, discussion, and consideration of approval of VAR2025-002: a variance request to allow a commercial building associated with the Dripping Springs Sports Club to be larger than the 100,000 square feet limit in the Planned Development District No.**

**6 zoning district for a property located at the northwest intersection of Canyonwood Drive and US 290. Applicant: Drew Rose, DSSC Equity, LLC**

a. Applicant Presentation

Presented by Ashley Rose and Drew Rose

b. Staff Report

Planning Director Tory Carpenter presented the Staff Report and recommended approval with the following conditions:

1. The applicant must provide 8-foot masonry screening in the form of stone or brick, as best determined by the Development Review Committee, along the eastern and northern property boundaries consistent with Section 5.10.1 of the Zoning Ordinance.
2. The applicant shall submit an Alternative Exterior Design application for review and approval prior to submitting a site development application.
3. The gross floor area of the building shall not exceed 150,000 square feet.
4. The applicant shall install four six-foot masonry walls with supplemental screening along the northern and eastern boundaries of the outdoor sports courts.
5. The applicant shall install timers and blackout shades on mezzanine level windows facing residential areas to shield from sunset to sunrise and shall use fully shielded, downward facing parking lot fixtures with motion sensors and timers.
6. Prior to obtaining a Certificate of Occupancy, the applicant shall establish a Neighborhood Advisory Board with representatives from Headwaters and Sunset Canyon, meeting at least twice annually during construction and first year of operation.

c. Planning & Zoning Commission Report

The Planning and Zoning Commission Chair presented and stated that the commission recommended approval by a 3-2 vote.

d. Public Hearing

- Jason Certain spoke in favor of the variance request.
- Theodore Crawford spoke in opposition to the variance request.
- Jodi Young spoke in opposition to the variance request.
- Mark Bennett spoke in opposition to the variance request.
- Zach Wallace spoke in favor of the variance request.
- Katie Sahl spoke in favor of the variance request.
- Evan Payne spoke requesting that the vote be delayed.
- Luke Axtell spoke in favor of the variance request.
- Kadie Weyer spoke requesting that the vote be delayed.
- Donna Beckley spoke requesting that the vote be delayed.
- Clark Fredrickson spoke in favor of the variance.
- Ryan Strittmatter voiced concerns with entry point being Canyonwood Dr.
- Clint Newman spoke in opposition to the variance request.

- Lee Carlson spoke in favor of the variance request.

e. Variance

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to postpone this item to date certain for a special called meeting to be held on July 15, 2025, with direction to the applicant to come back with options for screening on the north side of the property line, to hold at least one more meeting with the community, and to provide a copy of the Transportation Impact Analysis.

Roll Call Vote:

Chair Foulds, aye

Board Member Manassian, aye

Board Member King, aye

Board Member Tahuahua, aye

Board Member Crow, aye

Board Member Parks, aye

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**CITY COUNCIL**

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**PRESENTATION OF CITIZENS**

*A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

No one spoke during Presentation of Citizens.

**PROCLAMATIONS & PRESENTATIONS**

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

2. **A Proclamation of the City of Dripping Springs Proclaiming June 14, 2025, as “Rambo Lodge No. 426 150th Anniversary Celebration Day” in the City of Dripping Springs.**

Council Member Crow read the proclamation and presented it to Lynn Alderson.

## CONSENT AGENDA

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

- 3. Approval of the May 6, 2025 City Council regular meeting minutes.**
- 4. Approval of the May 20, 2025 City Council regular meeting minutes.**
- 5. Approval of permission for the Stephenson field to be used as overflow parking by the Rambo Lodge No. 426 during their permitted Special Event: 150th Anniversary Celebration on Saturday, June 14, 2025. Sponsor: Council Member Sherrie Parks**
- 6. Approval of the authorization for Mayor Bill Foulds, Jr. to cast the City's ballot for the Director District 4 position in the 2025 Pedernales Electric Cooperative, Inc. Annual Director Election. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve Consent Agenda items 5 and 6 and bring items 3 and 4 back to a future meeting for consideration. The motion carried unanimously 5 to 0.

## BUSINESS AGENDA

- 7. Discuss and consider approval of an agreement with Texas Disposal Services for Solid Waste Services. Sponsor: Mayor Bill Foulds, Jr.**

Items 7 & 8 were skipped to be considered after Closed Session.

- 8. Discuss and consider approval of an Ordinance of the City of Dripping Springs, Texas amending Article 10.04; Granting to Texas Disposal Systems, Its Successors and Assigns, the Right to Operate and Maintain Trash and Refuse Collection Routes within the City of Dripping Springs; Extending an Exclusive Franchise for Both Residential and Non-Residential Customers. Sponsor: Mayor Bill Foulds, Jr.**

Items 7 & 8 were skipped to be considered after Closed Session.

- 9. Discuss and consider approval of an Agreement between the City of Dripping Springs and Rambo Lodge #426 A F & A M related to an Easement Agreement for the Stephenson Parking Lot Project. Sponsor: Mayor Pro Tem Taline Manassian**

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the easement agreement with Rambo Lodge #426. The motion to approve carried unanimously 5 to 0.

- 10. Discuss and consider approval of a Professional Services Agreement with IRA Rinks South LLC for Western Wonderland 2025-2026. Sponsor: Council Member Sherrie Parks**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the Professional Service Agreement with IRA Rinks South LLC for Western Wonderland. The motion to approve carried unanimously 5 to 0.

- 11. Discuss and consider approval of an Interlocal Agreement between Hays County and the City of Dripping Springs for funding to establish and build park elements within the Old Fitzhugh Road Project.** *Sponsor: Mayor Pro Tem Taline Manassian*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the Interlocal Agreement with Hays County for funding to establish and build park elements within Old Fitzhugh Road. The motion to approve carried unanimously 5 to 0.

- 12. Discuss and consider approval of an agreement related to the Outdoor Arena grading project at Dripping Springs Ranch Park.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the agreement for the outdoor arena grading and award to the lowest bidder, S&D Constructors. The motion to approve carried unanimously 5 to 0.

- 13. Discuss and consider approval of the Building Department Administrative Assistant Job Description.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the Building Department Administrative Assistant job description. The motion to approve carried unanimously 5 to 0.

- 14. Discuss and consider approval of an Ordinance amending the Fiscal Year 2025 Budget.** *Sponsor: Mayor Bill Foulds*

a. Staff Report

The Staff Report was presented by Deputy City Administrator Shawn Cox.

b. Public Hearing

No one spoke during the Public Hearing

c. Budget Amendment

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the ordinance amending the Fiscal Year 2025 Budget. The motion to approve carried unanimously 5 to 0.

## REPORTS

*Reports listed are on file and available for review upon request. The City Council may provide staff direction; however, no action shall be taken.*

- 15. People & Communications Department Budget Year in Review Report.** *Lisa Sullivan, People & Communications Director*

No action was taken.

**16. Utilities Department Budget Year in Review Report.** *Dane Sorensen, Utilities Director*

No action was taken.

**17. Administration Department Budget Year in Review Report.** *Michelle Fischer, City Administrator*

No action was taken.

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

No action was taken.

**CLOSED SESSION**

*The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for Business Items 7 & 8 and Closed Session items 15- 18, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session started at 8:29 p.m.

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

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

Closed Session ended at 9:07 p.m.

No action was taken during Closed Session.

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to postpone items 7 & 8 to date certain, June 17, 2025. The motion carried unanimously 5 to 0.

## **ADJOURN**

A motion to adjourn the meeting was made by Council Member Parks and seconded by Council Member King. The motion to adjourn carried unanimously 5 to 0.

The meeting adjourned at 10:01 p.m.

***APPROVED ON:    Month, XX, 2025***

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*Bill Foulds, Jr., Mayor*

***ATTEST:***

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*Diana Boone, City Secretary*