



City Council Special Meeting & Board of Adjustment Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, September 02, 2025, at 5:30 PM

DRAFT MINUTES

CITY COUNCIL

CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Foulds called the meeting to order at 5:33 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

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

Planning Director Tory Carpenter

City Engineer Chad Gilpin

Project Manager Keenan Smith

Transportation Engineer Leslie Pollack

Visitors Bureau Manager Pam King

IT Director Jason Weinstock

Building Official Shane Pevehouse

DSRP Manager Lily Sellers

Community Events Coordinator Johnna Krantz

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member King.

BUDGET WORKSHOP

1. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026.** *Deputy City Administrator, Shawn Cox*

No action was taken.

BOARD OF ADJUSTMENT

CALL TO ORDER & ROLL CALL

With a quorum of board members present, Chair Foulds called the meeting to order at 6:19 p.m.

Board Members

Chair Bill Foulds, Jr.

Taline Manassian

Wade King

Geoffrey Tahuahua

Travis Crow

Sherrie Parks

Alternate Charles Busbey

Alternate Joe Volpe

BOARD OF ADJUSTMENT AGENDA

2. **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

Applicant Drew Rose presented and remained in the audience to answer questions.

- b. Staff Report

Planning Director Tory Carpenter presented the staff report and recommended that if the board acts on the variance request, that it be approved with the following conditions:

1. The applicant must provide 8-foot wood or masonry screening 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 building footprint shall not exceed 65,000 square feet.
5. The applicant shall install a six-foot wood fence or masonry wall with supplemental screening along the northern and eastern boundaries of the outdoor sports courts.

6. 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.
7. 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.
8. A site development permit shall be approved and construction commence on the site within two years of approval of this variance request.

c. Public Hearing

Theodore Crawford spoke concerning sound mitigation.

d. Variance

A motion was made by Council Member Tahuahua and seconded by Council Member King to approve the variance with the conditions identified by staff in the presentation which should reflect the 8 ft. wood or masonry screening as well as the addition of the sound mitigation on the outdoor sports courts for pickleball & basketball. The motion carried unanimously 6 to 0.

Roll Call Vote:

Chair Foulds – Aye

Taline Manassian – Aye

Wade King – Aye

Geoffrey Tahuahua - Aye

Travis Crow – Aye

Sherrie Parks - Aye

CITY COUNCIL

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.

Tom Crawford spoke in favor of the Wayfinding signs.

PROCLAMATIONS & PRESENTATIONS

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

- 3. A Proclamation of the City of Dripping Springs declaring September 17th through September 23rd, 2025 as "Constitution Week."**

This proclamation was read by Council Member King and was presented to Jessica Rodriguez, representing the local chapter of the National Society Daughters of the American Revolution.

- 4. Proclamation of the City of Dripping Springs proclaiming the months of September - November 2025 and March - May 2026, as "Lights Out Migratory Months" in the City of Dripping Springs, Texas. Sponsor: Council Member Sherrie Parks**

This proclamation was read by Council Member Parks and presented to Johnna Krantz with the City of Dripping Springs.

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.

- 5. Approval of the August 5, 2025 City Council meeting minutes.**
- 6. Approval of an updated Professional Services Agreement for City Engineering Services with Gilpin Engineering, LLC. Sponsor: Mayor Bill Foulds, Jr.**
- 7. Approval of the July 2025 Treasurer's Report. Deputy City Administrator, Shawn Cox**

A motion was made by Mayor Prot Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda items 5, 6, and 7. The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 8. Public hearing, discussion, and consideration of a variance request to allow twelve (12) additional wall signs on fence screening at BPI Partners, Inc., located at 13240 Rooster Springs Rd., Austin, TX 78737, and a request to reduce the Sign Permit Application Fees. Applicant: Shane Bauerle, BPI Partners, Inc.**

a. Applicant Presentation

Director of Business Development Robert McClelland presented and remained in audience to answer possible questions.

b. Staff Report

Building Official Shane Pevehouse presented the staff report and recommended denial of the sign variance.

c. Public Hearing

No one spoke during the Public Hearing.

d. Variance Request to allow additional wall signs

A motion was made by Council Member King and seconded by Council Member Tahuahua, to treat this as two (2) signs with the applicable dues and grant the variance for two (2) years. The motion to approve carried 3 to 2, with Mayor Pro Tem Manassian and Council Member Crow voting nay.

This motion addressed both the additional signs and the fees.

e. Request to reduce Sign Permit Application Fees

Same motion.

A motion was made by Council Member King and seconded by Council Member Tahuahua, to treat this as two (2) signs with the applicable dues and grant the variance for two (2) years. The motion to approve carried 3 to 2, with Mayor Pro Tem Manassian and Council Member Crow voting nay.

9. Discuss and consider approval of an Ordinance Repealing and Replacing Appendix A: Article A100 (General Provisions) of the Dripping Springs Code of Ordinances; Amending Fees and Updating Fee Schedule Formats. Sponsor: Mayor Bill Foulds, Jr.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the fire section of the fee schedule with amendment under new fees to add unauthorized burning during burn ban and unauthorized burning and to have these fees increase with each subsequent offence. The motion carried 3 to 2, with Mayor Pro Tem Manassian and Council Member Crow voting nay.

10. Public hearing, discussion, and consideration of approval of proposed amendments to an Ordinance of the City of Dripping Springs, Chapter 20, implementing the enforcement provisions of the City's Drought Contingency Plan. Sponsor: Mayor Bill Foulds, Jr.

This item was postponed.

11. Discuss and consider the selection of a bidder for the Stephenson Building and Parking Lot Improvement Project and authorize staff and the Mayor to finalize agreement with selected bidder. Sponsor: Mayor Bill Foulds, Jr.

A motion was made by Council Member Crow and seconded by Council Member Parks, to accept QA Construction for \$4,281,000 for the Stephenson Building and Parking Lot Improvement Project and authorize staff and Mayor to finalize the agreement. The motion to approve the carried 4 to 1, with Council Member Tahuahua voting nay.

12. **Public Hearing regarding the Proposed 2025 Ad Valorem Tax and Levy of Two Thousand Two Hundred and Sixty-Seven Ten-Thousands Cents (\$0.2267) per one hundred (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits.**

No one spoke during the Public Hearing and there was no action taken.

13. **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

- a. Staff Report

Staff report was presented by Deputy City Administrator Shawn Cox.

- b. Public Hearing

No one spoke during the Public Hearing

- c. Budget Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to postpone this item to date certain, September 16, 2025, with direction to add the Dripping Spring Ranch Park items to the budget. The motion to postpone carried unanimously 5 to 0.

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 items 14 and 15, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 10:08 PM.

14. **Consultation with City Attorney related to opioid lawsuits.** *Consultation with Attorney, 551.071*

15. **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*)
16. **Consultation with city attorney related to legal issues regarding land use conditions on variances, special exceptions, and other zoning issues.** (*Consultation with Attorney, 551.071*).
17. **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*)
18. **Deliberation of the Evaluation and Duties of the City Administrator, Deputy City Administrator I, and Deputy City Administrator II and Consultation with Attorney related to legal issues regarding evaluation, agreements, and duties of city employees.** (*Consultation with Attorney, 551.071; Deliberation Regarding Personnel Matters, 551.074*).

Closed Session ended at 10:18 PM.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow to bring item 14 out of Closed Session. The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve the resolution regarding the opioid settlement as discussed in Closed Session. The motion to approve carried unanimously 5 to 0.

ADJOURN

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

The meeting was adjourned at 10:19 PM.

APPROVED ON: *Month, XX, 202X*

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary