



City Council & Board of Adjustment Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, April 07, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a motion of council members present, Mayor Foulds called the meeting to order at 6:02 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 Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Planning Director Tory Carpenter

Building Official Shane Pevehouse

Senior Planner Sara Varvarigos

City Engineer Chad Gilpin

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

TIRZ Project Manager Keenan Smith

Planning & Zoning Commission Chair Mim James

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Tahuahua.

BOARD OF ADJUSTMENT

CALL TO ORDER & ROLL CALL

Board Members

Chair Bill Foulds, Jr.
Taline Manassian
Wade King
Geoffrey Tahuahua
Travis Crow
Sherrie Parks

BOARD OF ADJUSTMENT AGENDA

- 1. Public hearing, discussion, and decision for VAR2026-002: variance request to construct an accessory structure within the rear building setback at 613 Hazy Hills Loop in the Headwaters subdivision development. Applicant: Carlos Castillo on behalf of Corey King, property owner.**

a. Applicant Presentation

Carlos Castillos with 37th Aluminum spoke on behalf of the property owner, requesting a variance to construct a pergola within the setback.

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended denial of the variance request.

Planning & Zoning Chair Mim James presented on behalf of the Planning & Zoning Commission and recommended denial of the variance request.

c. Public Hearing

No one spoke during the public hearing.

d. Variance

Mayor Foulds called for a 5 minute recess to allow staff to review a potential timeline should this item be postponed. The recess began at 7:11 p.m. and ended at 7:18 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to refer this item back to the Planning & Zoning Commission with an understanding that there is going to be a new submittal.

The motion carried 4 to 1, with Council Member Crow voting nay.

CITY COUNCIL

PRESENTATION OF CITIZENS

No one spoke during the 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.

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 April 13-20, 2026 as "International Dark Sky Week". Sponsor: Council Member Wade King**

The International Dark Sky Week Proclamation was read by Council Member King and presented to City Administrator Michelle Fischer, Parks and Community Services Director Andy Binz, and Building Official Shane Pevehouse.

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 February 17, 2026 City Council Regular Meeting Minutes.**
- 4. Approval of the March 3, 2026 City Council Workshop - Special Meeting Minutes.**
- 5. Approval of the March 3, 2026 City Council Regular Meeting Minutes.**
- 6. Approval of the February 2026 Treasurer's Report. Deputy City Administrator, Shawn Cox**
- 7. Approval of an amendment extending the term of an existing Agreement between the City of Dripping Springs and HDR Engineering Inc. for Easement Acquisition Services related to Texas Water Development Board Projects to May 21, 2028. Sponsor: Mayor Bill Foulds, Jr.**
- 8. Approval of Amendment No 3 to Task Order 1 of a Professional Services Agreement between HDR Engineering Inc. and the City of Dripping Springs for total work**

authorization increase regarding Texas Water Development Board East Interceptor Project. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve Consent Agenda items 3 through 8.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 9. Update on the Mercer Street Paseo Project.** *Sponsor: Mayor Pro Tem Taline Manassian. Presenter: Keenan Smith, TIRZ Project Manager*

This update was presented by TIRZ Project Manager Keenan Smith.

No action was taken. The presentation is on file.

- 10. Discussion and possible action on a request for credit or reimbursement from Edison Equity for Building Permit fees in the amount of \$132,714.47 for the Skye Headwaters construction application from 2019.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Crow and seconded by Council Member Parks, to give a \$75,000 credit to Edison Equity for building permit fees.

The motion carried unanimously 5 to 0.

- 11. Discussion and possible action regarding a policy governing political candidate and political party participation, signage, and speech activities during the Founders Day Festival.** *Sponsor: Council Member Sherrie Parks*

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to adopt the policy governing political candidate and political party participation, signage, and speech activities during the Founders Day Festival for 2026.

The motion carried 4 to 1, with Council Member Tahuahua voting nay.

- 12. Discussion and possible action on a proposed Texas Disposal Systems Rate Adjustment.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve the TDS rate adjustment as presented.

The motion to approve carried unanimously 5 to 0.

- 13. Public hearing, discussion, and possible action on an Ordinance of the City of Dripping Springs, Texas, amending the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

- 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. Possible Action on Budget Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the ordinance amending the 2025-26 Fiscal Year Budget.

The motion to approve carried unanimously 5 to 0.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua to go into Closed Session for items 14 through 16, under sections 551.071, 551.072, and 551.074.

The motion carried unanimously 5 to 0.

Closed Session began at 9:52 p.m.

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

- 14. Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances and property acquisition.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
- 15. Consultation with attorney and deliberation regarding financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center/Civic Complex, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
- 16. Deliberation on the appointment, employment, renumeration, evaluation, reassignment, and duties of the Utilities Director.** (*Deliberation Regarding Personnel, 551.074*).

Closed Session ended at 10:08

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to pull item 16 out of Closed Session into Business Session.

The motion carried unanimously 5 to 0.

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the appointment for Utilities Director and extend an offer letter as discussed in Closed Session.

The motion to approve carried unanimously 5 to 0.

ADJOURN

A motion was made by Council Member King and seconded by Council Member Parks, to adjourn the meeting.

The motion carried unanimously 5 to 0.

The meeting was adjourned at 10:10 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary