



## City Council Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Tuesday, February 17, 2026, 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 6:00 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

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

Community Events Coordinator Johnna Krantz

Parks & Community Services Director Andy Binz

Planning & Zoning Commission Chair Mim James

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Wade King.

#### **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.*

New resident “Chris” spoke concerning wanting to learn more about the City and his interest in getting involved in the community.

Dripping Springs Water Supply Corp Board Member Mark Key stated that he and Hays County Judge Ruben Beccera plan to organize a meeting for water users in the area, including ground water conservation districts, to discuss issues such as current and future water supply.

## **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.*

- 1. Approval of the January 20, 2026 City Council regular meeting minutes.**
- 2. Approval of the appointment of the Dripping Springs Youth Sports Association recommendation of Larry Lane to the Parks & Recreation Commission for a term ending June 30, 2026.**
- 3. Approval of creating the position of Part-time Graphic Designer and approval of its job description. Sponsor: Mayor Pro Tem Manassian**
- 4. Approval of a Rate Increase from The Chapman Law Firm PLLC.**

Item 3 was pulled from the agenda, to be considered at a future meeting.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve items 1, 2, and 4 on the Consent Agenda.

The motion to approve carried unanimously 5 to 0.

## **BUSINESS AGENDA**

- 5. Public hearing and consideration of approval of a municipal services agreement and ordinance annexing a 14-acre tract located at 1300 Creek Rd. Applicant: Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.**

Applicant presentation and staff report for items 5 and 6 were combined.

a. Applicant Presentation

Pat Hegelson with Tri Pointe Homes presented for items 5-6 and requested a zoning amendment and annexation.

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval of the zoning request and annexation.

c. Public Hearing

No one spoke during the Public Hearing.

d. Agreement

e. Ordinance

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the municipal services agreement regarding the 14-acre tract located at 1300 Creek Road and approval of the ordinance annexing it, and direct staff to provide necessary clarity in regard to the fire services as mutually agreeable to the applicant.

The motion to approve carried unanimously 5 to 0.

**6. Public hearing and consideration of approval of an Ordinance regarding ZA2025-002: an application for a Zoning Map Amendment from Agriculture (AG) to Moderate Density Residential (SF-2) for the 14-acre Fellers tract located at 1300 Creek Rd. Applicant: Pat Hegelson (Tri Pointe Homes) on behalf of Cypress Forks Ranch LP.**

The applicant presentation and staff report are the same as item 5.

a. Applicant Presentation

b. Staff Report

c. Planning & Zoning Commission Report

Planning & Zoning Commission Chair James Mim presented the report and recommended approval of the zoning amendment.

d. Public Hearing

No one spoke during the Public Hearing.

e. Ordinance

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the ordinance regarding zoning application 2025-002 for the 14-acre Fellers tract located at 1300 Creek Road, to designate it as SF-2, as recommended by staff.

The motion to approve carried unanimously 5 to 0.

7. **Discussion and possible action on a Special Event Permit application submitted by Evilhawk Entertainment for Swampy Tonk: Mudbugs & Music event on March 28, 2026, and a Temporary Road Closure Permit application for portions of Hays Street and South College Street for the event beginning March 27, 2026. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian recused herself and stepped off the dais.

Community Events Coordinator Johnna Krantz presented the Staff Report and the applicant was present to answer questions.

A motion was made by Council Member Parks and seconded by Council Member Crow, to postpone this item to date certain, March 3, 2026.

The motion carried 4 to 0, with 1 recusal by Mayor Pro Tem Manassian.

City Council discussed several matters that required clarification and requested additional information prior to considering approval; these points include security measures, access for emergency services, review of application by ESD and Hays County law enforcement, parking, waste receptacles and waste collection, traffic impacts, and notification of adjacent properties.

8. **Discussion and possible action to approve a Temporary Road Closure Permit requested by the Founders Day Committee to close portions of Mercer Street, Wallace Street, Bluff Street, College Street, San Marcos Street, and Old Fitzhugh Road from April 23 to April 26, 2026 for the 2026 Founders Day Festival. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian returned to the dais.

A motion was made by Council Member King and seconded by Council Member Parks, to approve item 8 as presented, for a temporary road closure permit requested by the Founders Day Committee.

The motion to approve carried unanimously 5 to 0.

Mayor Foulds directed staff to bring items before council 60-90 days prior to a large event.

9. **Discussion and possible action on a Resolution of the City of Dripping Springs supporting Hays County's CAMPO Transportation Alternatives Grant Application for the Sawyer Ranch Road Shared Use Path. Sponsor: Council Member Travis Crow**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve a resolution supporting Hays County's CAMPO Transportation Alternatives Grant Application for the Sawyer Ranch Road Shared Use Path.

The motion to approve carried unanimously 5 to 0.

City Council gave direction to staff to communicate their safety concerns to Hays County regarding the frequent use of golf cars and e-bikes on sidewalks used by pedestrians.

**10. Discussion and possible action on Change Order #1 to the Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson Building and Parking Lot Project. Sponsor: Council Member Sherrie Parks**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve Change Order #1.

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

## **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 Tahuahua, to go into Closed Session for items 12 and 15, under sections 551.071 and 551.072.

The motion carried unanimously 5 to 0.

Closed Session began at 7:47 p.m.

- 11. Consultation with City Attorney regarding legal strategies and risks for engaging with and motivating the State of Texas, including the Texas Department of Transportation, to address infrastructure and regulatory constraints limiting growth in the City of Dripping Springs, including transportation, utilities, drainage, and related intergovernmental disputes, litigation risks, and the potential need for growth-management measures, including a development moratorium. (Consultation with Attorney, 551.071).**
- 12. 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).**
- 13. 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*)**

**14. Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances. (*Consultation with Attorney, 551.071*).**

**15. Consultation with attorney and deliberation regarding potential claims and the recovery of city funds. (*Consultation with Attorney, 551.071*).**

Closed Session ended at 8:12 p.m.

No action was taken during Closed Session.

**ADJOURN**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to adjourn the meeting.

The motion carried unanimously 5 to 0.

The meeting adjourned at 8:13 p.m.

***APPROVED ON:   Month, XX, 202X***

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*Bill Foulds, Jr., Mayor*

***ATTEST:***

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*Diana Boone, City Secretary*