

MINUTES OF A BUILDING DESIGN COMMITTEE SPECIAL MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 4, 2017
5:30 P.M.

PRESENT: BDC Chairman Darin Walker, BDC Members Beth South and Bob Belanger

ABSENT: None

1. Call to Order. Chairman Darin Walker.

BDC Chairman Walker calls the meeting to Order at 5:30 p.m.

2. Land Use: Proposed re-plat on Lots 1, 2, 13 and a portion of 14 of the Los Rincones Subdivision with a variance for a driveway setback at 1906 Yaupon Valley Road. (Chapter 36 and Section 22.03.281 of the West Lake Hills Code.) Applicant Rhett Hoestenbach.
 - a. Staff Briefing.

City Planner Grundman: It is a re-plat. There are a couple of moving parts. There is an easement that they share currently which will be vacated. The second part is there is a square that was left as part of the original subdivision wanted to put a gate in but it wasn't allowed. In the end, it will look mostly the same, which becomes part of the property.

- b. Presentation by applicant.

Rhett Hoestenbach is the property owner. You're looking at the 1993 plat map. The gate strip and Amanda and her husband owned this lot. We are asking that this part right here basically now be re-platted and this strip will belong to Lot 13. It is what naturally should have happened. The road is also a lot also, Lot 14, a private road. This little gate strip is a part of Lot 14 will surrender a piece to Lot 13.

BDC Chairman Walker: It's all on one side of the road?

Rhett: Yes. There was a dedicated driveway easement that was in between lots one and two. In the way that it was dedicated it would be access to Lot 1 and 2, it creates problems in terms of who owns and maintains this. The owners of Lot 2 decided they wanted to put it up for sale, we were both interested in Lot 2 and we started talking about the easement a lot. We were trying to work it out between us. We're actually closing on Friday on that. Now that I've looked at the dedication and we talked it out, it clearly is a problem there that needs corrected. This is not wide enough if you put a 12' driveway, you're going to have a nonconforming driveway there. We are proposing the private road that accesses all the lots. There is no notch out of Lot 13 and the line has been redrawn. You still have a fairly wide entrance to Lot 2 and this driveway easement is being split between the two for access. At its narrowest is 12'. There will be a variance requested for a driveway to be put in here to go to Lot 2. That's what we are proposing.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

BDC Chairman Walker closes the Public Hearing and reconvenes the meeting.

d. Deliberation and action.

BDC Member Belanger: You have a large amount of land, why wouldn't the easement be wider so there wouldn't be a variance?

Rhett: There is a variance tree that creates a problem. You've got to negotiate around the tree. The house is in the build area and you come in this way and there is an issue of having enough room to get around the tree. There needs to be separation between these two lots. We don't have plans for Lot 2. I want to keep it as is for a while. At this point, we're not doing anything with it.

BDC Chairman Walker: How big is that tree?

Rhett: It's a Cedar but a variance tree.

City Planner Grundman: Talking to Pat about widening on the other side, but I don't know what the situation is on that side.

Rhett: There is already utility boxes, water stuff over here, utility over here, there are problems with other things that have to be negotiated. When Amanda was looking at this lot, they didn't want to do that. It would have required moving water meters. It's a 12' driveway, there is no development out on this part so you are not encroaching on either side.

BDC Chairman Walker: Other than that the re-plat makes perfect sense. Any questions?

BDC Member Belanger: Hardship which would grant the variance. I didn't hear much of a good argument. There may be a tree there or utilities. Those can be corrected. The other thing down the road, that is kind of a hard drawing to understand. The plat is a little difficult to read. I get the concept but they are little difficult to read.

BDC Chairman Walker: Photos showing some of the things would be helpful to explain.

City Planner Grundman: You can provide that driveway that shows the new driveway showing the trees.

BDC Member Belanger: Any topo's?

Rhett: We are in a hardship because the original dedication is nonconforming. You're going to have to get a variance no matter what. I need to go back and look at the trees in this area, too. There is a little grove of Oak trees that are in here.

BDC Member South: If the variance includes that width, is that correct, remaining hat width. That's the variance?

Rhett: You think it would be good to see what the different widths are?

BDC Member South: That is will the same width.

Rhett: I think it would be good to do some widths to put in on there at different points.

BDC Member South: Pictures would be very helpful.

3. Land Use: Proposed Rezone from (O) Office to (GUI) for an office for Travis County Water Control and Improvement District #10 at 5324 Bee Cave Road. (Chapter 18 – Article 18.02 and Chapter 22 – Article 22.03 of the West Lake Hills Code.) Applicant Carla Glass.

- a. Staff Briefing.

City Planner Grundman: Currently the property is zoned O to GUI since they are a government use. The variances associated are two trees, there is a distance from the septic field to the storage tank, and the other is the distance from the tank to the property line. The next is the height of the tank, limited to 2,000 gallons code requires 6,000 and the driveway setbacks. I think they laid it out that saves trees and accomplishes what they need to accomplish.

- b. Presentation by applicant.

Tom is with the engineering firm. This is 5324 Bee Cave Road. A large site plan is presented. This is behind the two businesses. Your code says 2 acres, we're 1.79 acres. This is a pump station that will feed around Redbud trail and up and around. It's one of the necessary evils for the \$45 million bond project. This is \$6.5 million to \$7 million. There is 3,500 sq. ft. house that will be updated and ADA compliant. There will be a pump station building here. Our goal is to run a new water line. Variances; we've got a couple of trees, the 52" multi, the tank is here. The ordinance says 2,000 but we need 100 gallons per connection at 600 connections. That's an issue. The ground storage setback is 100'. Trying to fit everything and save trees; we're 87' here and go back up the hill the houses, we've have 25' instead of 30'. We've made it shorter. Those are the two setbacks. The drain field setback, in your code for above ground is 150'. We're putting a new septic system in. We have 115'. I think TCEQ does not have a setback for above ground tanks. There is no way the septic is ever going to get in that tank. The last variance down here there is an existing driveway and an easement down here. We're trying to fit everything in and ADA parking spaces here and there, and we do a ramp. The rest of the parking will be on the other side of the tree. We're redoing the existing driveway.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

BDC Chairman Walker closes the Public Hearing and reconvenes the meeting.

- d. Deliberation and action.

BDC Chairman Walker: It will be very clear this is a very unique project that is needed. This is a substantial pump station that you have going on here. I can see how difficult this will fit considering the septic and so forth. The main thing is it showing minimization as much as possible. When I was looking at this, it looks you tried to put the tank where you would not impacted other trees.

Tom: And keep the site down from views from the top.

BDC Chairman Walker: Any other area you are probably impacting trees and a height variance. Some photos of this would help to see the site.

Tom: A good areal would help out, too.

BDC Chairman Walker: The 6,000 gallons providing 600 connections in the community, did State code allows 6,000 but we allow 2,000?

City Planner Grundman: Our code was written in the 1980's.

Tom: It hold that 6,000 gallons because we have to be able to supply that to the customers.

BDC Chairman Walker: We've had other sites that you have looked at that neighbors weren't too happy with.

Tom: The mayor helped up find the site.

BDC Member Belanger: Are the neighbors aware?

Tom: Some are aware. There was a notice sent out.

BDC Member Belanger: Are there any plans to contact the folks personally? The setback, is that for screening purposes or other environmental issues?

City Planner Grundman: I'm not sure; a little of both. More the visual.

BDC Member Belanger: That can be helped with additional screening.

Tom: We'll put that toward the property line. That hill concerns me the most, it is very heavily wooded up to the homes. They might be able to see the top of it. We're going to make it as nice as possible.

BDC Member Belanger: Have you had Christy out to look at the tree?

Tom: We'll get her out there.

BDC Chairman Walker: No public outcry?

Carla: So far with this one, nothing.

Tom: We had a district neighborhood meeting in Flintridge before.

BDC Chairman Walker: What usually kills projects like this is being able to see it and hear it. Do you hear this at all once it's running?

Tom: We've hired a noise consultant. He's done the noise studies, pumps and standby generator which will be run once a week for backup power. There will be a generator that will make some noise. Everything will be inside the building. We're going to put the pumps on mounts so they don't vibrate.

BDC Chairman Walker: This would be great points during your presentation. They are going to be looking out for the neighbors.

City Planner Grundman: Is there a report?

Tom: We're getting information from them; we're working on it.

BDC Chairman Walker: When would it be scheduled to start?

Tom: Later this year. We have to go through City of Austin. We want to phase the project and get the office running and the Phase Two will be tanks.

BDC Chairman Walker: Is this the only new one?

Tom: We're going to re-do the McConnell station behind Spiller we have a pump station that was built in the 50's that has been remodeled in the 1980's. There is some property issues. We are trying to get there; we've come up with restrictions on height and other issues. Don Childs is working with us on that.

BDC Chairman Walker: We appreciate all your hard work.

4. Land Use: Proposed site plan amendment and building permit for St. John Neumann Catholic Church at 5455 Bee Cave Road. (Section 32.03.008 of the West Lake Hills Code.) Applicant Don Sansom.

- a. Staff Briefing.

City Planner Grundman: This is a 250 sq. ft. plaza addition off of was recently approved for an area to gather. It brings 31.4% impervious cover which is below the allowable. No variances.

- b. Presentation by applicant.

Don Sansom is the representative. A couple of large exhibits are shown. The where is the 28 acre site and under construction today is the new parking area and the parking area will be connected with the bridges and is under construction. The bridges are set and the church has realized where this bridge will link in this area between the buildings is an outdoor area that will become a natural gathering area. People are going to gather there and we want to make it nice. That's the location. Red is the new impervious cover. There is no grading required. The reason, the surfaces as you know and need to be accessible. It needs to be a hard surface for wheelchairs and canes. Large pictures are shown which shows what is being discussed. There will be a linkage to come out the building and come over to the other area. The plaza is what we are talking about; 2,550 total sq. ft. 31.2% is current impervious but it will increase to 31.4%.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

BDC Chairman Walker closes the Public Hearing and reconvenes the meeting.

- d. Deliberation and action.

BDC Member South: My son's eagle project was the garden in front of the old family center.

Don: I do have some programs to show you. Current photos are passed out showing how it has been cleared and the new bridges. We're here to listen.

BDC Chairman Walker: Any renderings of what it will look like?

Don: It will look like this. A portion of it, not all of it will be concrete. This pink shade is the new plaza which will be concrete or stone. Under this area here is a raised deck. We don't want to build under the drip line. That's included in the impervious cover.

5. Land Use: Commercial Monument Sign and Wall Hanging Signs for 7-Eleven at 3625 Bee Cave Road. (Section 32.03.007 and 32.03.008 of the West Lake Hills Code.) Applicant Carrie Barry.

City Planner Grundman: We have a proposed monument sign. Size meets code but the color is their logo. They want to push for the variance. They are having to get a new sign because of the widening.

- a. Presentation by applicant.

Austin from Comet Signs is present. The color in the 7 is what we are asking for the variance on. The 36 sq. ft. we reduced on that. We modified the site plan to meet that. We took the canopy signs out. We are asking to make the sign the same.

- b. Public Hearing: All persons wishing to speak for or against shall be heard.

BDC Chairman Walker closes the Public Hearing and reconvenes the meeting.

- c. Deliberation and action.

BDC Member Belanger: What is the current sign?

BDC Chairman Walker: What is there? It's a hidden red Texaco sign.

City Planner Grundman: I don't know if these trees are coming out or not.

BDC Chairman Walker: Given there is already a red sign there, you're making it more visible. That was almost hidden by trees.

City Planner Grundman: You may want to provide pictures of what is existing.

BDC Member South: There is still a sign there right now.

BDC Member Belanger: I like the idea of what you've done with the colors with the rest of the structure. I think the tan panels helps re-enforce the balancing to make it not so outstanding.

BDC Member South: The color on the sign I totally understand that is your brand. At the same time with what the City has always said that had to follow it, I almost can see how this shouldn't pass. If you look into if there is an alternate version where that red is. They might have in their branding that is a different version.

BDC Member Belanger: We're perhaps not the only community that have these standards. I think that is a good point. We were successful in reducing the sign at HEB and it did give us the ability to reduce it.

BDC Member South: The colors are set in the code for a reason. A national brand would be worse instead of changing it to black. I just think it is interesting when all these different colors come in it takes away from the quality look of the community.

Austin: Would that be the way to pursue that moving forward?

BDC Chairman Walker: Show them what you have but be ready to be asked for a variety of color.

BDC Member Belanger: Let them have input on it.

6. Land Use: Commercial Wall Hanging Sign for Jackson Galloway Architects at 3520 Bee Cave Road, Suite 150. (Section 32.03.008 of the West Lake Hills Code.) Applicant Bob Galloway.

- a. Staff Briefing.

City Planner Grundman: The previous tenant left and they are taking the spot and putting the same size sign but updating it. Meets code and no variances needed.

- b. Presentation by applicant.

- c. Public Hearing: All persons wishing to speak for or against shall be heard.

BDC Chairman Walker closes the Public Hearing and reconvenes the meeting.

- d. Deliberation and action.

BDC Chairman Walker: Just replacing the sign. Nothing fancy. See you at ZAPCO.

7. Adjournment. Chairman Darin Walker.

Meeting is adjourned at 6:25 p.m.