

MINUTES OF A BUILDING DESIGN COMMITTEE MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 6, 2016
5:30 P.M.

PRESENT: BDC Chairman Darin Walker, BDC Members Eric Erickson and Bob Belanger

ABSENT: None

1. Call to Order. Chairman Darin Walker.

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

2. Land Use: Proposed amended Planned Development District with a Commercial Building Permit for a parking lot addition for Belmont Village located at 4310 Bee Cave Road. (Chapter 38 of the West Lake Hills Code.) Applicant Stephen Brollier.

City Planner Grundman: All they are doing is adding parking because it wasn't part of the original PDD. It is considered a zoning change with the amendment; zoning change, building permit. They are under the impervious cover and no variances are required.

Chairman Walker: It is for the additional parking?

Paul Chapman is with Belmont Village. We love being part of the City. Our parking is a little tight especially in the afternoon. We have shifts that cross. Another reason is there is no mass transit so all of our employees have to drive. The good news is thanks to our engineer and arch we came up with a plan that meets the requirements and setback requirements. This is the big picture. We're adding 18 spaces which shows all the tree compliance to meet all the ratios. We want to come to you and see if you have any questions. Let us know. We think it is pretty logical.

Chairman Walker: You'll have 96 spots?

Paul: Yes. We're at 78 spaces which is at .55 which will bump us to .68. There is probably a lot of street parking and mass transit at our other facilities. We wanted to come up with a way to provide employee parking. We do have residents that do still drive.

Chairman Walker: That was originally approved in the PDD?

City Planner Grundman: This is their proposal. The original allowed trees at 35%. They are removing 131 inches and replacing 46.

Paul: Did you ever change the approach on Cedars?

City Planner Grundman: We still love them.

BDC Member Erickson: Do they provide notice on this?

BDC Secretary Littrell: Yes; neighbors have been notified.

BDC Member Erickson: Is this going to have the same stone cut?

Scott Foster: We can provide one if necessary. We can do that for ZAPCO. In general that wall be extended and taper off. There is a lot of history here. The Fire Department had concern with access. We've widened that and they can go all the around that. Mike Lacey and already signed off on it.

BDC Member Erickson: It will require a deeper cut?

Scott: It would probably be earlier for us to do.

City Planner Grundman: I think there are some sizable trees over there.

BDC Member Erickson: These plans are very small.

Paul: We can bring that when we come back in two weeks.

BDC Member Erickson: Just something to show the continuation of the wall.

BDC Member Belanger: That may help to clarify them.

Scott: The parking lot will not be visible; with no headlights.

BDC Member Erickson: Where was that old access for utilities?

Paul: In that drive.

BDC Member Belanger: Is there any mitigation?

Katie: There were a number of those trees. We added some new ones but we're going to have to move some of the trees we planted a year ago. We're having to move some of them and shift locations. We've said in here that these were the initial construction trees. They were planted in the Spring of 2014.

BDC Member Erickson: Some shots from the finish to show what the neighbors will see looking back toward Buckeye Trail. I've seen this come up in the past.

Paul: I think it would be a good story to tell. We had balloons and took the photos of the balloon at the peak of the roof. The buffer is pretty good. There are a lot of trees here.

Katie: We've planted quite a few trees in here.

BDC Member Erickson: As far as vegetative coverage on their property isn't as big an issue; they are thinking about the fence line.

Chairman Walker: City code, 131 trees requires 75% which puts it at 98 inches. Are you planting 46 inches and make a donation to the tree fund or what were your thoughts?

Katie: That was done on the last application. The 35% came from the site being packed in there.

Paul: 5,500 trees were on the lot. We ended up with 4,400 trees.

Chairman Walker: Demonstrate that.

Paul: We were able to save a lot of the trees. We tried to leave the buffer.

BDC Member Erickson: Drainage is already engineered?

Scott: We designed it and since we're on the lower portion of the watershed, it's a timing. We're around 2 ½ acres impervious cover. We are going through TCEQ and that permit was filed back in November.

BDC Member Erickson: We're in the middle of a water study and this is something you might want to take a look at. Bee Cave road was very high with water. There was a massive amount of water.

Paul: What is the status of the widening?

City Planner Grundman: They city has acquired all the parcels needed. Construction is the utility in March and the actual roadway will begin in the summer when school gets out.

Chairman Walker: Walsh Tarleton to Buckeye.

City Planner Grundman: They will start on the south side first.

Paul: We've already dealt with the right of way for the widening. This is still below the 26%.

City Planner Grundman: Our engineer is already reviewing it. They are comparing to the original.

Chairman Walker: Get some photos, digitals. Anything else?

Paul: Thank you.

3. Land Use: Proposed site plan amendment and commercial site development permit for Sway Restaurant located at 3437 Bee Cave Road. (Chapter 22 of the West Lake Hills Code.) Applicant Gabe Hovdey.

Gabe Hovdey is with Southwest Engineers. I didn't bring anything full size. I have plans that match what you have. If you have questions or need something answered. I have a full set here. You were just given the site plan sheet.

City Planner Grundman: This was an agreement between the City and the developer with the right-of-way project. This is strictly the demo site clearance and not for the actual building. They will be back for that. They want to get the ball rolling and in place. It's not to construct the building.

Gabe: There is an underground detention pond. It hasn't changed since October.

Chairman Walker: You're within the parking parameters that were laid out.

Gabe: The City agreed to a number of variances and that was up for ZAPCO back in October. Everything is just the same and doesn't jeopardize those in any way.

Chairman Walker: I've been looking at this property for 40 years.

Gabe: We're on South 1st Street where the original Sway is located.

Chairman Walker: I don't have any other comments.

Gabe: Do you expect it to be smooth for council?

City Planner Grundman: As long as we get engineer report before going forward. It should be as lengthy as a review like last time.

Gabe: We'll turn that in right away.

Chairman Walker: This will be great.

Gabe: The building they are coming with is really neat.

BDC Member Belanger: Is it a local architect?

Gabe: Yes. Michael Su. It is totally local. This is the second restaurant.

Chairman Walker: When would the excavation begin?

Gabe: They will want to submit the building plans. They are wanting to turn them in sometime next month.

City Planner Grundman: When the permit is approved, you have 60 days to start construction.

4. Adjournment. Chairman Darin Walker.

Meeting is adjourned at 6:10 p.m.