

MINUTES OF A BUILDING DESIGN COMMITTEE SPECIAL MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, January 20, 2016
5:30 P.M.

PRESENT: BDC Chairman Brian Plunkett and BDC Member Robert Meisel

ABSENT: BDC Member Kevin Leahy.

1. Call to Order. Chairman Brian Plunkett.

Meeting is called to order at 5:33.

2. Land Use: Commercial Site Plan Amendment and Building Permit for a District Operations Building for Eanes ISD at 4300 Westbank Drive. (Section 22.02.005 of the West Lake Hills Code.) Applicant Don Sansom.

Ashby: Our Code requires commercial go through three meetings. We're having a special meeting and appreciate you coming in this evening. They are adjusting a couple of buildings on the site. They are not over their impervious and are not asking for variances. They were previously approved for tree removal variances. The neighbors are pleased with what you are proposing.

Don: I'm thye engineer with Urban Design Group. We agre the school district's consultants. We came first to seek for tree removals so we could move forward with the final design of the project. That's what is before you tonight. The project has not changed since you saw it. The parking spaces are identical. What we've done is finalize the grading, utility, water quality plans that goes with the final design. As part of that is the landscape plan. Back to the point made earlier, the neighborhood concerns expressed, one, drainage, they've experienced drainage problems in the past. We will be draining away from them. Typically the requirement is don't flood the neighbor. We're going beyond that. Second, the proximity of the buildings and driveways to their property. There is an existing warehouse on the property that isn't used by the district but there are things stored in it. The service drive is close to the property line. As part of our plan the existing road will be abandoned. The neighbors are very pleased with these things. We met again with them this week. We wanted to show them what we're showing you. They are pleased that we have done what we said we were going to do.

Brian: Which neighbors have you meet with?

Don: The district owns the tract where the new WAC is. The neighbors on Konstanty are immediatley to the East. They access off of Konstanty, the five lots. They were all there.

Ashby: One of the neighbors came in and looked at the plans and was happy with the approach.

Don: We don't have much else to add other than we've done what we've promised to do. We're not taking out more trees now.

Brian: The warehouse building closest to the neighbors, is that an open building?

Don: This is the exiswting warehouse building. The small addition is to the warehouse. It is right at the building set back today. The driveway comes down in that gap. The access will be on the opposite side of the neighbors. There is another building as well. During the first hearing when the neighbors were here. They were concerned about the parking. It is an open shed.

Through this process and even for budget reasons this will be reduced in size. The wall screens the equipment and works as a sound barrier.

Brian: And that is existing?

Don: That is proposed.

Brian: Public hearing is closed.

Robert: On game days, what happens up there?

Don: I can show you what I know. The district operation facilities and parking for stored vehicles will be fenced off and gated from the public and night and weekends.

Ashby: It will have a key card?

Don: Yes. Weekends it won't be open to the public.

Robert: I have no further questions.

Brian: All spaces are 9' wide? Handicapped are 8' wide?

Don: You have to provide space you can't count as parking space.

Brian: That is standard? I know no further questions.

Robert moves to forward to ZAPCO. Seconded. (2-0).

3. Adjournment. Chairman Brian Plunkett.

Meeting is adjourned at 5:47.