

MINUTES OF A BUILDING DESIGN COMMITTEE SPECIAL MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Wednesday, February 1, 2017  
5:30 P.M.

PRESENT: BDC Chairman Brian Plunkett, BDC Members Robert Meisel and Kathryn Tullos

ABSENT: None

1. Call to Order. Chairman Brian Plunkett.

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

2. Land Use: Proposed Rezone to Planned Development District at 96 and 98 Redbud Trail with base Zoning B-2 for development of a Service Station and Grocery Store to be known as Westlake Auto and Westlake Grocery. (Chapter 38 of the West Lake Hills Code.) Applicant. Hamid Miri.

- a. Staff Briefing.

**City Planner Grundman:** You may remember they came through a year ago to request a zoning extension with variances. Council suggested they do a PDD and incorporate everything together that would get the zoning required and city ability to be conforming. They came back and submitted this document for council's consideration. It is a pretty standard PDD. We suggested they use B-2 as a base. Office is usually used but this is pretty standard. One of the questions I had was the impervious cover number. That's important to document in the PDD. Robert Wood, Alan Bojorquez and myself are going through and developing comments to give Hamid.

**BDC Chairman Plunkett:** We follow all the rules of B-2 and follow the changes?

**City Planner Grundman:** Yes. They show the setbacks, the building and tied to the actual survey that shows where the buildings are.

**BDC Chairman Plunkett:** If they get a PDD designation as opposed to renewal zoning, this is now forever?

**City Planner Grundman:** Yes. Anytime they want to make a change that would be a PDD amendment instead of a variance. It would be another addition to the PDD and go through the same process.

**BDC Member Meisel:** When they do the PDD based on this, they are tied to it. When they come back to expand that then is an ordinance amendment as opposed to a variance. In some circumstances variances are a matter or right. It gives you a little more permanents.

**BDC Chairman Plunkett:** It is specific for a gas station and store?

**BDC Member Meisel:** Let's say they want a café or beer joint, would they need an amendment to the PDD or a SUP?

**City Planner Grundman:** They would need both. They could get both at the same time.

**Sahid:** You never know what changes in the economy, that description improves the usage and changing it from A to B.

**BDC Chairman Plunkett:** What would they change as a store and a café?

**BDC Member Meisel:** Expand the application to say the uses we're talking about, made to order sandwiches, wine sales, auto repairs, and such additional uses permitted in B-2 subject to a SUP.

**Sahid:** What uses are allowed in B-2?

**BDC Member Meisel:** Whose propane tank is that?

**Hamid:** Jeffrey's.

**City Planner Grundman:** Basically the uses ranges (listed by Ashby).

**BDC Chairman Plunkett:** Anything allowed in B-2 and these things.

**City Planner Grundman:** SUP is required for on or off use consumption.

**BDC Chairman Plunkett:** This means you have to stay here forever.

b. Presentation by applicant.

**Hamid:** I'd like to in the next month put new pumps and new canopy. Large trucks have hit it three times.

**BDC Member Meisel:** When you put up a new canopy we have a lighting ordinance so be sure your electrician has come over and cleared all the lighting with us. We don't want bright.

**BDC Chairman Plunkett:** There is a new ordinance has to be followed. Down lighting, not too bright.

**BDC Member Meisel:** Get it checked.

**City Planner Grundman:** Where are the tanks?

**Hamid:** They are on the far side.

**BDC Member Tullos:** You're not replacing the tanks?

**Hamid:** Maybe in the future.

**BDC Chairman Plunkett:** Are you connected to the sewer? Good.

**BDC Member Meisel:** When you come to ZAPCO be sure they understand you are on sewer.

**City Planner Grundman:** The footprint won't change just up?

**Hamid: 3' higher.**

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

**BDC Chairman Plunkett closes the Public Hearing and reconvenes the meeting.**

- d. Deliberation and action.

**BDC Chairman Plunkett: I don't know a single person who doesn't love Hamid and always get the community's support. You are highly appreciated.**

**BDC Member Meisel moves to recommend approval. BDC Member Tullos Seconds.**

- 3. Adjournment. Chairman Brian Plunkett.

**Meeting is adjourned at 5:45 p.m.**