

MINUTES OF A BUILDING DESIGN COMMITTEE SPECIAL MEETING
CITY OF WEST LAKE HILLS, TEXAS
Wednesday, February 3, 2016
5:30 P.M.

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

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 of 324 and 326 Eanes School Road in the Dorsetshire Estates Subdivision. (Chapter 36 of the West Lake Hills Code.) Applicant Alan Rhames.

City Planner Grundman: This lot is currently two lots. They are sliding over a lot line. They are not proposing to build right now; just the re-plat.

Alan Rhames has large displays. It backs up the school and currently the eastern lot is 1.2 acres and the western lot is a little larger. They would like to staple their excess to a lot they already own. They want to keep it just like it is today. We are talking the lot line from here to there. Compliance numbers were done. Other than that, pretty straight forward.

BDC Chairman Walker: You're taking out a portion of your 2 acre?

Alan: Lot 2 is 2.02 and they are being just about flipped.

BDC Member Erickson: Where is the residence?

Alan: On the bigger lot.

BDC Member Erickson: They will leave the smaller lot vacant?

Alan: Currently they are using it as a buffer with no intention of selling it.

BDC Chairman Walker: This is very straight forward. You have plenty of acreage and accessibility doesn't change. You're accessing off of Eanes School Road?

BDC Member Erickson: You have 150' minimum on a re-plat?

City Planner Grundman: They are not changing the access configurations.

Alan: The 50' building line on the plat there, the actual building line is deeper than that.

BDC Chairman Walker: I don't have anything else to add. This is a simple application. I don't see any issues.

BDC Member Belanger: It looks pretty clean.

3. Land Use: Proposed re-plat with a variance at 301 Eanes School Road in the Shadowood Subdivision. (Chapter 36 of the West Lake Hills Code.) Applicant Eran Montoya.

City Planner Grundman: This lot is in our ETJ but we regulate platting so they must comply with Chapter 36. It is lot 1, 2 and 4 and an access easement for the back two lots and encroaches into the side setbacks.

BDC Chairman Walker: They are coming to re-plate and the actual building permits are submitted through the county.

Eran: I want to run through the basics. There is a single tract that is 7.5 acres that includes two lots that are in West Lake Hills. These two lots are not part of our subdivision because they are separate. The remaining 4.5 acre tract we are planning to subdivision to 4 separate lots. The basic problem that we have there is a historical wall that is protected and runs about $\frac{3}{4}$ of the front of this 4.5 acre tract. It blocks direct access to the street for what we are showing as lots 1 and 2. What we are asking is we use an existing driveway that, historically, enters the site. We want to use the same road and granted that road does cross over lots 1, 2 and 4 just because of the way the geometry works out. We are preserving the historic wall and not making any modifications. We are trying to preserve the natural area as possible. If you have any questions?

BDC Chairman Walker: Obviously we're not touching this wall; we are using existing driveways to minimize the site development of the property. You're asking to use what is existing to each of these lots. The lots is just encroaching each of the lot setbacks between 4, 1 and 2 to get access to 2. On lot 1, one thing I noticed here, within the right setback of lot 1, is this a retaining wall sits right here?

Eran: That is a site wall or fence of some kind. As you're pointing out, that would cross over the setback line. We took one or two floor plans and put them on here as an exhibit.

BDC Member Erickson: What are the size of these homes?

Eran: 3,000 to 4,000 square feet, a fairly sizeable home.

BDC Chairman Walker: The driveway setback is 10 from the property line. Would this motor court area for lot fall in that 10' setback?

City Planner Grundman: It looks like it is just out of it. Just from estimating it as 5' or so in that setback.

BDC Chairman Walker: There might not be an issue before going to council.

BDC Member Erickson: How are you going to meeting fire requirements?

Eran: Our flow is minimal. That will allow us to build a home depending on construction type anywhere from 5b construction type we can have a 3,600 sq. ft. as long as we install sprinklers. There is the additional 15% achieves by using enhanced fire systems and using non-comb materials, maintaining the buffer zone which would be implemented. If we wanted to build a larger home, we would change the construction type and go to a 5B type construction which uses fire rated assemblies.

BDC Member Erickson: You're intending 9,400 sq. foot home?

Eran: What I sent to the chief was our maximum. That category is from 7,200 to 9,400 in terms of square footage. That is just the range. Can we put something this big on these lots?

BDC Chairman Walker: Because this is in the ETJ, once they get the re-plat they are dealing with the council.

City Planner Grundman: They have to meet ESD9 requirements.

BDC Member Erickson: I have questions for staff. This is considered our frontage? Don't we have a minimum of 150' for subdivisions? Lot 1 and 2 are the existing one?

Eran: 5 and 6 are existing.

BDC Member Erickson: Would that be considered frontage? Those are outside the ETJ?

Eran: They are in the ETJ.

BDC Member Erickson: There are these oaks, are they designated?

Eran: Those are the biggest. We're trying to preserve as much vegetation as possible. We located those trees before doing the survey originally.

BDC Member Erickson: From this exhibit showing these large trees and the footprint.

BDC Member Belanger: Your point of bringing it up is good but we don't have any building plans.

Eran: We'll clearing indicate the lines. IN WLH it is 14"; Austin is 19". We think the trees is part of the history of the property. We would try to preserve as much as possible. We want to try to keep the buildings outside those areas.

BDC Chairman Walker: The critical root zone will not apply to them once they start construction?

City Planner Grundman: Yes. The frontage only applied to 5 acres or greater.

BDC Member Erickson: This over here, where does the county start?

City Planner Grundman: Along that property line.

Eran: The donut corresponds with the property lines.

BDC Chairman Walker: You'll want to make that clearer when you move forward.

BDC Member Erickson: If it is shown, it can be addressed early on. That's what we're here for.

BDC Chairman Walker: As far as the variance request, I think on council we're looking at how the request can be granted and this does make sense. Given

everything else, it complies with footprints, not too many issues with trees. I can't see this being too big of an issue.

BDC Member Belanger: We were talking about fire issues. Does it comply with accessibility issues?

City Planner Grundman: Yes.

BDC Chairman Walker: Do you have a topo and tree survey?

Eran: The tree survey was not complete. But I do have an updated plat that does provide the tree survey.

BDC Member Erickson: Where does this tie into drainage?

Eran: The exhibit is turned 180 degrees from the plat.

BDC Chairman Walker: This is relatively flat. It looks like a great project. Thank you.

4. Land Use: Commercial Sign for Blenders & Bowls at 3736 Bee Cave Road, Suite 8. (Chapter 32.03.008 of the West Lake Hills Code.) Applicant Kara Jordan.

City Planner Grundman: This is your standard wall hanging sign. They have proposed a dark brown sign with green accent color. My concern is the green. She submitted color samples. I like the darker one. I wanted to get your input on the color. The question was about the text on the sign about going to more of a tan color. I wanted to get your feedback on that.

BDC Chairman Walker: The code states more earth tone. Is these are the colors of the lettering?

Kara: I was just wanting to see what would be more of an earth tone. The other colors we submitted were more of an earth tone. It's kind of a hidden unit. We want signage that is visible.

BDC Chairman Walker: The color above the sign that is a little more tan, which is probably is what is going to be closer to what the city code is going to accept.

City Planner Grundman: Color samples are provided.

BDC Chairman Walker: IF you made the little adjustment to the white to more tan.

City Planner Grundman: The sign says Austin.

Kara: Is that a no-no?

BDC Chairman Walker: It's kind of your call.

Kara: That's a good point.

BDC Chairman Walker: when are you opening?

Kara: We're waiting on the fire guy to get a green light. We're opening a 3rd on the east side of Austin.

BDC Chairman Walker: Students are going to flock here.

BDC Member Erickson: Before the commission, send an updated rendering with the new colors and the wording?

Kara: Sounds good.

5. Land Use: Commercial Temporary Sign for Westlake Animal Hospital at 3930 Bee Cave Road. (Section 32.03.005 of the West Lake Hills Code.) Applicant Gus Voelzel.

City Planner Grundman: This is the hospital right there on Bee Cave and Westlake. There is a row agreement to obtain a larger sign with the acquisition agreement and he included a copy of that in the packet. There is a variance request associated. The animals at the bottom is considered a logo. He is requesting a variance for that in addition to its being a permanent sign.

BDC Member Erickson: I consider it a monument sign like at the bank.

City Planner Grundman: He met with Robert and me about it. It is considered a logo.

Gus: There are two applications. One for temporary sign because TX Dot sent a letter and they gave notice they were going to tear down everything in the row. What's we're requesting for the temporary are the two panels on a temporary frame until the electrical lines got run and put in the permanent sign later on. We've gone full circle with TX Dot, now they're taking more trees out than what we've been told a year ago. We're trying to keep visibility but not encroach on the new things that are going to happen as a result of it.

BDC Member Erickson: Can you integrate the animals inside the sign?

Gus: The dog is 30" tall and proportionally it would look funny smaller. Once the landscaping is done it will reduce the look of the signs.

BDC Member Erickson: I see this opening a door for other businesses.

Gus: Trinity School is more than 18".

City Planner Grundman: They have a uniform sign agreement.

BDC Member Erickson: It's going to be up to council. ZAPCO is strictly advisory.

Gus: We could make them smaller. We're wanting to conceal the post.

BDC Member Belanger: Is it a wood material?

Gus: We're talking about the basic sign being carved similar to what is there now with a color variation.

BDC Member Erickson: If it went upward the animals could go on the site offset.

BDC Member Belanger: I like the idea of it being a slight hint. The objective is not color; try to structure the presentation to try and hide. The vegetation will obscure them.

Gus: One thing they're considering is going to 24 hour emergency service just because there isn't anything close. That's one consideration.

BDC Chairman Walker: Because it is a little outside the box, you want to have conversations with other council members to have a plan B. It's hard for us to say how the other council members will react.

Gus: I remember when they flamingos were at the garden center.

BDC Chairman Walker: That's all our feedback for you.

Gus: If we reduce the size that would make it more in compliance? I'm just asking?

City Planner Grundman: I'll sit down with Linda at some point this week and see if she has any feedback for you.

Gus: They've been there 30 years.

BDC Chairman Walker: We'd love to see you get through this with one shot.

Gus: I appreciate you taking the time to do this. You don't get thanks for sitting behind that desk.

6. Adjournment. Chairman Darin Walker.

Meeting is adjourned at 6:10 p.m.