

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

PRESENT: BDC Chairman Brian Plunkett and BDC Member Robert Meisel

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 site plan amendment and building permit at 4238 Bee Cave Road. (Section 22.02.005 of the West Lake Hills Code.) Applicant James Schneider.

Applicant did not show.

City Planner Grundman: This was part of the BCR expansion; permit, signage, lighting, etc. was included in the agreement. The city has already done the wastewater connection.

BDC Member Meisel: No variances and in conformance with the agreement?

BDC Chairman Plunkett: I have a question about the lighting. It wants to be a model of the dark sky. There is up lighting for Oak trees.

BDC Member Meisel: That is not in conformance. If the City is already committed to this to the last detail.

City Planner Grundman: We can bring it up. The lighting proposal is the same group that did our parking lot.

3. Land Use: Commercial Monument Sign for St. John Neumann Catholic Church at 5455 Bee Cave Road. (Chapter 32.03.007 of the West Lake Hills Code.) Applicant Chad Nusbaum.

Chad Nusbaum is the Operating Officer. We are requesting a permit to install a sign on Bee Cave Road. It is important to give a brief history. 2011-12 Bee Cave was widened close to Loop 360 adding right turn lanes. When they approached SJN and we took a look at it and it was a good idea. We ended up donating the property for free. When widened the sign was where the right turn lane was done. When we removed the sign we noticed Redbud Trail looks directly across from our driveway. It looks like Redbud goes across. We have a lot of traffic that thinks they are on Redbud Trail. A lot of traffic ends up trying to turn around immediately and have had close calls. We have a pre-school there so we have all sorts of stuff there. Two years ago we started to investigate how to reinstall the sign. It was very close the Bee Cave Road, we were told no at every turn, even TxDOT. We had to stay outside a 50' right-of-way puts us in the trees. About 6 months ago I got hold of Greg at the district to see what our situation was. He saw what the issues were. He's worked with municipalities and fixed things like this. That draft agreement is in your packet. We met with some folks from TxDOT and city staff and decided we had a good path forward. TxDOT has approved our plans which you see in front of you

and said we just need to get the City of West Lake Hills to approve it. Their assessment is 20' outside of the clear zone for Bee Cave Road which ends at the far edge of the through lane. We are proposing a few feet back from the sidewalk. That would put us in site line with traffic. We are getting traffic from Redbud, Loop 360 and the right turn is the worth. We are seeking a recommendation for a new sign.

BDC Chairman Plunkett: The Loop 360 side, is that sufficient to let all the directions know that is St. John Neumann or is it confusing for people coming from the other way?

Chad: There are a couple of traffic lights involved. We want to take it away from those poles to make it more visible. There are a lot of trees and poles. We limit the visibility if we do it closer. We avoided utilities, we intent to stay clear of utilities.

City Planner Grundman: Water District 10 is not on the one-call system.

Chad: If there is an issue it is our responsibility.

City Planner Grundman: The location, it makes sense to put it over there because of cut through traffic is coming from that way on Bee Cave Road.

Chad: It's a little larger but within the guidelines.

BDC Chairman Plunkett: If I'm coming along it's obvious it is for the church?

Chad: We're putting the address on it as well. Hope the address will help eliminate some of the traffic issues. You cannot see the church from Bee Cave Road because of the trees. It will help identify where the church is.

BDC Chairman Plunkett: That seems like a reasonable thing.

Chad: We have a sign that is beyond that says church access.

BDC Member Meisel: You have a right lane installed at taxpayer expense with the only purpose of funnel church members, correct? What you have described to me is a traffic control problem. Seems to me is what you need is a speed bump or two and the current private drive is too far back, TxDOT should be responsible for that. An almost 60 sq. ft. sign is going to control and effect traffic from Redbud. By our standards is way outside our sign ordinance. It is located at a spot that is there but certainly people have found your church without a large sign on Bee Cave Road. Signage should be located and contained for the verbiage of traffic control. We've got a problem with signs on Bee Cave Road anyway. If you want to control speed, put in speed bumps. TxDOT should be able to help you. "Church traffic only". If it is TxDOT that is outside our jurisdiction.

Chad: That's not the only aspect. It is difficult to find our church because where the sign is now. We have a lot of people say we need better signage. When we spoke to TxDOT we asked for additional signage and Greg said no, we don't do that anymore. This is what I propose. This is guided by what TxDOT is asking. They wanted us to include the West Lake Hills in this.

BDC Member Meisel: TxDOT asks a lot but they're not present. I'm not persuaded that this sign will do what you say it will do. Our recommendation is no.

I don't want to be harsh but there are a lot of churches down Bee Cave Road. Other people will want signage, too.

Chad: We were thinking it complied with the ordinance.

City Planner Grundman: It's how you interpret. 13 square feet which is a foot too large.

BDC Member Meisel: We also count the monument.

City Planner Grundman: The sign can be 8 feet tall. Maximum area of the sign is 24 sq. ft. with horizontal no greater than 6.

Chad: The dimensions of the sign, we want to be in the guidelines. We thought we were in the regulations. We'll meet whatever is required.

City Planner Grundman: The sign itself is limited to 24. Within the 24, if you have a width of 6 you're ok and 8 on height.

BDC Chairman Plunkett: You want to meet the guidelines.

Chad: We're happy to go back and match those. We'll be happy to conform. We want to mark our church so people can find us. That is our main goal here.

BDC Chairman Plunkett: Where was it previously?

Chad: Where the right turn lane is now. It was about 2-3 feet off the pavement.

BDC Member Meisel: If you have pictures of the old sign, include that in your packet. You gave up your sign and donated property, fair is fair. You get your sign back. This is much bigger.

City Planner Grundman: Do you know the size of the old sign?

Chad: Not quite as large as this sign.

BDC Chairman Plunkett: You start here, then ZAPCO. It would be interesting to have that information.

Chad: We are attempting to do other things on the property. We want to install some traffic deterrents with signs that keeps people from racing through our property. A lot of people cut through to Bee Cave Road. We have kids every day of the week. They come through very fast. That will be safer for the children.

BDC Member Meisel: Speed bumps and signs, anything within your property is allowed.

Chad: We haven't gotten that far. The sign is our first priority.

BDC Member Meisel: I feel good about putting our sign back up. It was pre-existing.

Chad: We certainly are wanting to come up with a design that works for you and location is the concern. TxDOT gave us an open window as well.

BDC Member Meisel: I'm concerned that TxDOT is forgetting they have the authority to put up traffic safety signs. I don't like for TxDOT to be shedding their responsibility.

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

BDC Member Meisel: We've raised some questions. Do please bring pictures of the old sign and survey that identifies what TxDOT grabbed there. You're allowed to have the size you had before which would be grandfathered.

4. Land Use: Commercial Wall Hanging Sign for Westlake Market at 96 Redbud Trail. (Section 32.03.008 of the West Lake Hills Code.) Applicant Eva Villanueva.

Eva Villanueva works for Neon. They are making a sign for the market. I don't have the dimensions with me. It is aluminum with graphics. It is not lit with the graphics. That's all I have.

City Planner Grundman: The initial application came in that was larger but they shrunk it down to comply.

BDC Member Meisel: Are the colors approved?

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

BDC Member Meisel: It looks good to me.

5. Zoning Amendment: Proposed amendment to Planned Development District regulations for the Westlake Athletic and Community Center located at 4300 Westbank Drive. (Chapter 38 of the West Lake Hills Code.) Applicant Jeff Buch.

Jeff Buch is with the Westlake Athletic and Community Center. We are looking to amend PDD #4 for two purposes; one, section 7 of the PDD, we wanted to add an 8' fence. Neighbors requested that the original fence which was 10' wooden fence and they requested an 8' chain link fence. That is what he wanted. We're asking on behalf of the neighbor, Laurent Massa. The impervious cover is 54.9% to increase 57.6%, the reason for the increase is two-fold. One, the school is building parking lots on the upper half and since the kids will be parking there they want to add sidewalks. The top circle and the left side of the building that is a sidewalk they would like to add. Right now it is grass and sloped but enough that if it rains it is slippery. The impervious cover is not building related. But after the fire marshal came he requested adding exit doors. I don't believe they were code requirements but suggestions for safety. When we came back to get the final, since doors were added we needed sidewalks. All the added is sidewalks and landings. That is it. We've already made the mistake of not asking for extra last time. There was a discrepancy between the as-built survey and the actual square footage. We are using the smaller number so it bumps the impervious cover up. The retaining walls in the retention pond, Austin has never required that. He was under the impression that it didn't count. It was all the little extra things that added up.

City Planner Grundman: You're requesting a chain link fence? It still shows a 10'. Can be get that updated?

BDC Chairman Plunkett: Do you know why chain link?

City Planner Grundman: Laurent's property is lower, having a wooden fence right there looks even taller. It's a visual thing. There will be landscaping.

Jeff: The City met with Laurent and the General Contractor and the fence was changed.

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

BDC Member Meisel: I'm appalled we've gone through all this with an updated survey. That's within the realm of error.

Jeff: We did have a survey done before we did.

BDC Member Meisel: That 700' doesn't make that much of a difference. What about the retaining walls?

City Planner Grundman: They count as impervious.

BDC Member Meisel: We're in a PDD, what city code matters?

BDC Chairman Plunkett: Will that sidewalk have any impact on drainage?

Jeff: When we had the original PDD, since Eanes is developing will be improving their own drainage. It will go the same way. The overall effect won't be different.

BDC Member Meisel: Be prepared if somebody comes in and says that the sidewalk will flood their property. Have someone come in with proof that it won't flood. It's nice to have backup for it.

City Planner Grundman: You may want Kenny to write a letter.

BDC Chairman Plunkett: At least you've given thought to it. I'm fine with it.

6. Adjournment. Chairman Brian Plunkett.

Gabe Macini is here because he is working on a merit badge and review on an issue. The issue is the church sign issue. You had some good points with the speed bumps and stuff. That's about it.

BDC Chairman Plunkett adjourned the meeting at 6:20 p.m.